

HUNTERS®

HERE TO GET *you* THERE



Willow Close

Gainsborough, DN21 2TZ

Offers Over £180,000



Council Tax: B



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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE PORCH

Parquet flooring and glazed wooden door opening into:

LOUNGE

16'2" x 11'4" (4.93m x 3.47m)

uPVC double glazed patio doors to the front elevation giving access to the front garden, radiator, marble fireplace and hearth with wooden surround, mantle and electric fire feature, coving to ceiling and glazed wooden door giving access into:

HALLWAY

Stairs rising to first floor accommodation, radiator and door giving access to:

KITCHEN DINER

16'2" x 15'11" (4.95m x 4.87m)

uPVC double glazed window to the side elevation, wood finished fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and low level appliance, radiator, access to under stairs storage, second radiator and doorway giving access to:

REAR HALLWAY

uPVC double glazed door to the side elevation giving access out to the enclosed rear garden and doorway giving access to:

W.C.

6'0" x 2'7" (1.84m x 0.80m)

uPVC double glazed window to the side elevation, low level w.c., hand basin mounted in vanity unit, tiled splashback and radiator.

BEDROOM FOUR

12'6", x 8'9" (3.82, x 2.68m)

Opening from Dining area to potential Bedroom. Double glazed patio doors to the rear elevation, radiator and coving to ceiling. Doors giving access to:

BATHROOM

10'10" x 6'8" (3.32m x 2.05m)

uPVC double glazed window to the side elevation, suite comprising pedestal wash hand basin, panel sided bath, tiled splashback, radiator and coving to ceiling.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE

11'6" x 9'9" with recess into doorway (3.51m x 2.98m with recess into doorway)

uPVC double glazed window to the front elevation, radiator, laminate flooring and range of fitted furniture including wardrobes, bedside units and overhead storage cupboards.

BEDROOM TWO

12'3" x 9'4" with recess into doorway (3.75m x 2.85m with recess into doorway)

uPVC double glazed window to the rear elevation, radiator, laminate flooring, loft access and storage cupboard housing gas fired central heating boiler.

BEDROOM THREE

8'8" x 6'2" (2.66m x 1.88m)

uPVC double glazed window to the front elevation, radiator and laminate flooring.

FAMILY BATHROOM

6'6" x 6'8" (2.00m x 2.05m)

uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin and panel sided bath with electric shower over, tiled walls, laminate flooring and radiator.

EXTERNALLY

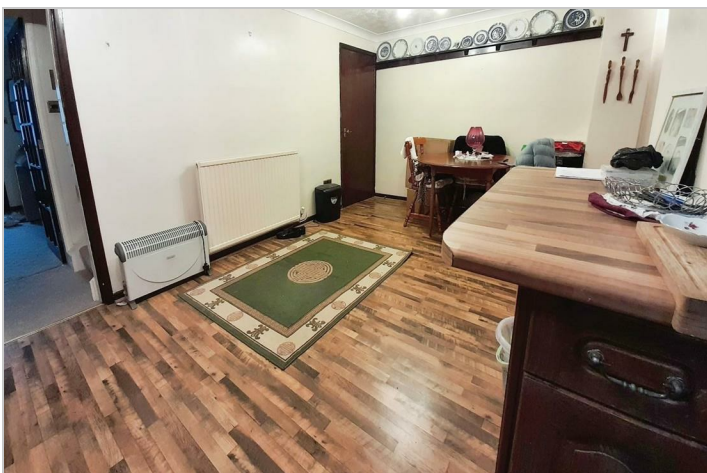
To the front is a driveway allowing off road parking for multiple vehicles leading to the attached single garage with up and over door, light and power. The front garden is mainly set to lawn with planted borders and pathway leading to the front entrance door. To the rear is an enclosed low maintenance garden with seating area.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'B'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map



Terrain Map



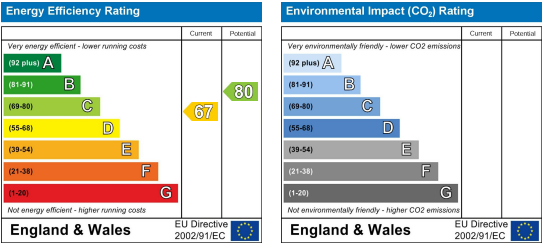
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.