

HUNTERS®

HERE TO GET *you* THERE



Brook Street

Hemswell, Gainsborough, DN21 5UJ

Asking Price £325,000



Council Tax: D



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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Radiator, coving to ceiling and doors giving access to:

LOUNGE

18'6" x 12'0" (5.66m x 3.66m)

uPVC double glazed window to the front elevation, two radiators, tiled fireplace and hearth with open fire and coving to ceiling.

DINING ROOM

14'9" x 13'11" (4.52m x 4.25m)

uPVC double glazed French doors to the rear elevation giving access out to the rear garden, two radiators, built in display cabinet and shelving, coving to ceiling. Glazed door gives access to:

KITCHEN

11'5" x 9'2" (3.50m x 2.80m)

uPVC double glazed windows to the rear and side elevations, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, provision for dishwasher, integrated electric oven and four ring electric hob with extractor over, space for fridge. Doorway giving access to

REAR HALLWAY

uPVC double glazed entrance door to the side elevation, radiator, loft access and door giving access into:

UTILITY ROOM

9'1" x 6'8" (2.79m x 2.05m)

Wooden double glazed window to the side elevation, fitted base and wall units with complementary work surface, provision for automatic washing machine, space for dryer and fridge freezer, storage cupboard, larder unit and door giving access to:

W.C.

9'1" x 2'10" (2.78 x 0.88)

Wooden double glazed window to the side elevation, low level w.c., hand basin with tiled splashback, oil fired central heating boiler, storage cupboard.

MASTER BEDROOM

15'10" x 11'3" (4.85 x 3.44)

uPVC double glazed windows to the front and side elevation, radiator and coving to ceiling.

BEDROOM TWO

13'10" x 9'10" (4.23m x 3.01m)

uPVC double glazed window to the side elevation, radiator and coving to ceiling.

BEDROOM THREE

10'2" x 7'11" (3.113m x 2.43m)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

FAMILY BATHROOM/WET ROOM

8'3" x 6'11" (2.53m x 2.13m)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin with tiled splashback, panel sided bath and walk in shower, part tiled walls and heated towel rail.

EXTERNALLY

To the front the driveway allows off road parking for multiple vehicles leading to the attached car port which has double doors giving access to the brick workshop, block paved pathway leading to gated access to the rear garden and block paved pathway leading to the front entrance door and to the side of the bungalow. The conifer lined front garden is mainly set to lawn with planted borders. The lawn extends to the side of the property with further planted borders and a second gate giving access into the rear garden. The low maintenance rear garden is mainly slabbed allowing multiple outdoor seating areas with planted borders, access into brick built potting shed and greenhouse.

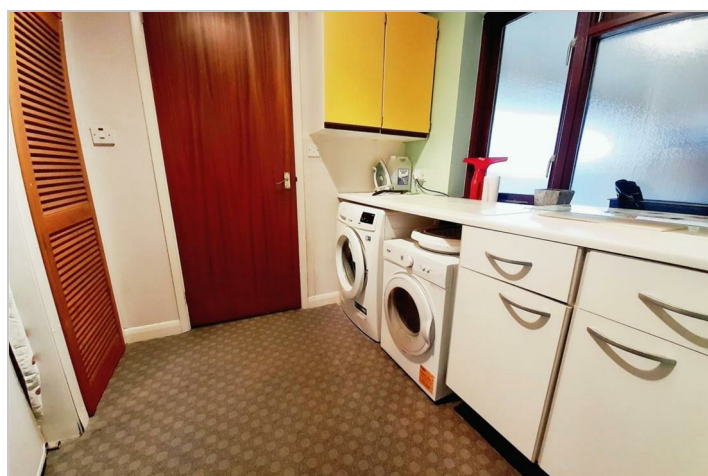
COUNCIL TAX

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

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



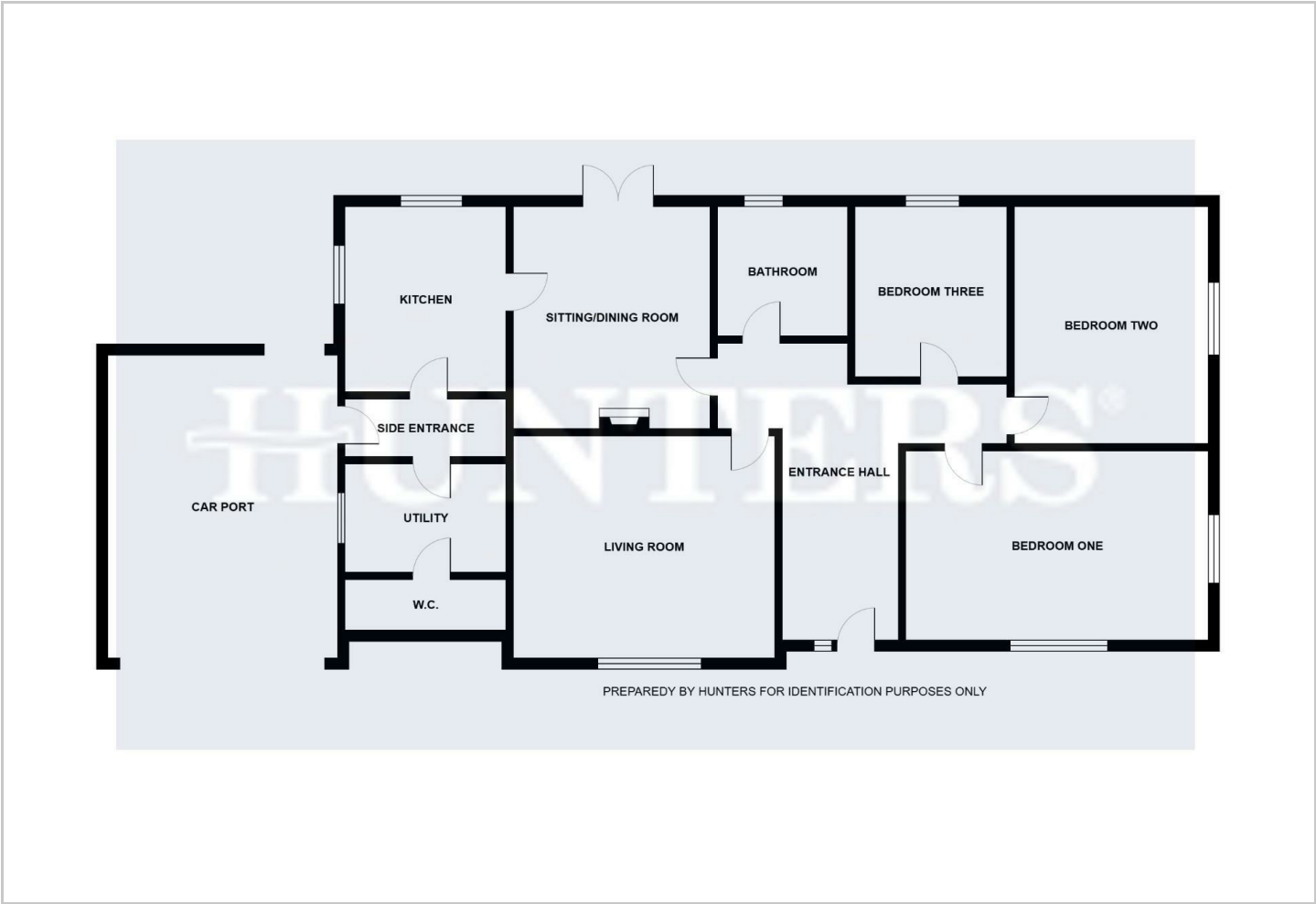
Hybrid Map



Terrain Map



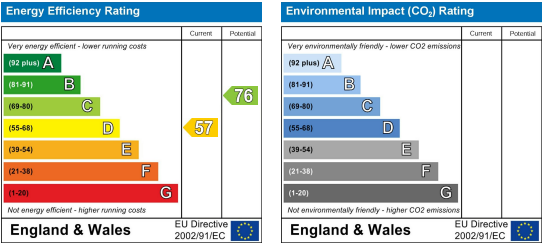
Floor Plan



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.