

HUNTERS[®]

HERE TO GET *you* THERE



Drake Street

Gainsborough, DN21 1DF

Asking Price £105,000



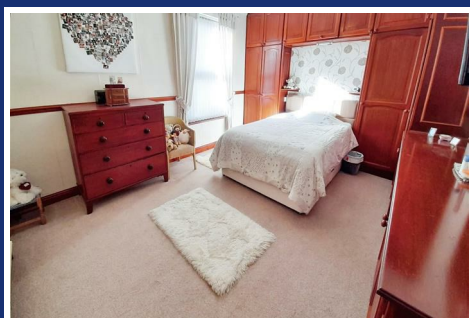
Council Tax: A



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ACCOMMODATION

Composite double glazed entrance door leading into Storm Porch with part glazed wooden entrance door giving access to:

ENTRANCE HALLWAY

Radiator and stairs rising to the first floor accommodation. Door giving access into:

DINING ROOM

12'3" x 11'8" (3.75m x 3.57m)
uPVC double glazed window to the rear elevation, radiator, coving to ceiling. Access to useful understairs storage area and opening into:

LOUNGE

11'9" x 11'8" (3.59m x 3.57m)
uPVC double glazed bow window to the front elevation, radiator, coving to ceiling and marble fireplace and hearth with painted wooden surround and inset gas fire.

KITCHEN

11'0" x 7'10" (3.37m x 2.40m)
Doorway from Dining Room.
uPVC double glazed window to the side elevation and double glazed composite entrance door to the side elevation, gloss finished fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, integrated fridge and freezer and provision for automatic washing machine, radiator.

FIRST FLOOR LANDING

With loft access and doors giving access to:

MASTER BEDROOM

14'1" x 11'8" (4.30m x 3.57m)
uPVC double glazed window to the front elevation, radiator, coving to ceiling and range of fitted furniture including base units, wardrobes and overhead storage cupboards.

BEDROOM TWO

12'4" x 9'4" (3.77m x 2.86m)
uPVC double glazed window to the rear elevation, radiator and range of fitted furniture including base unit, pedestal wash hand basin, double wardrobe and overhead storage cupboard.

BATHROOM

10'10" x 7'10" (3.32m x 2.40m)
uPVC double glazed window to the side elevation, four piece suite comprising w.c., pedestal wash hand basin, panel sided bath and separate shower cubicle, wood panelled walls and airing cupboard housing gas fired central heating boiler.

EXTERNALLY

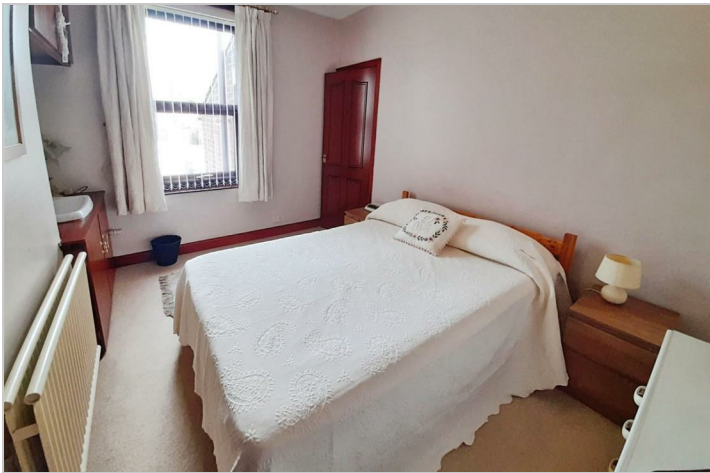
To the front is a low maintenance buffer garden with a low level wall and gated access. The rear garden is enclosed and mainly set to lawn with slatted patio area and pathway leading to the rear gate, single garage and off road parking area.

COUNCIL TAX

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

TENURE - Freehold

Tel: 01427 616118



Road Map



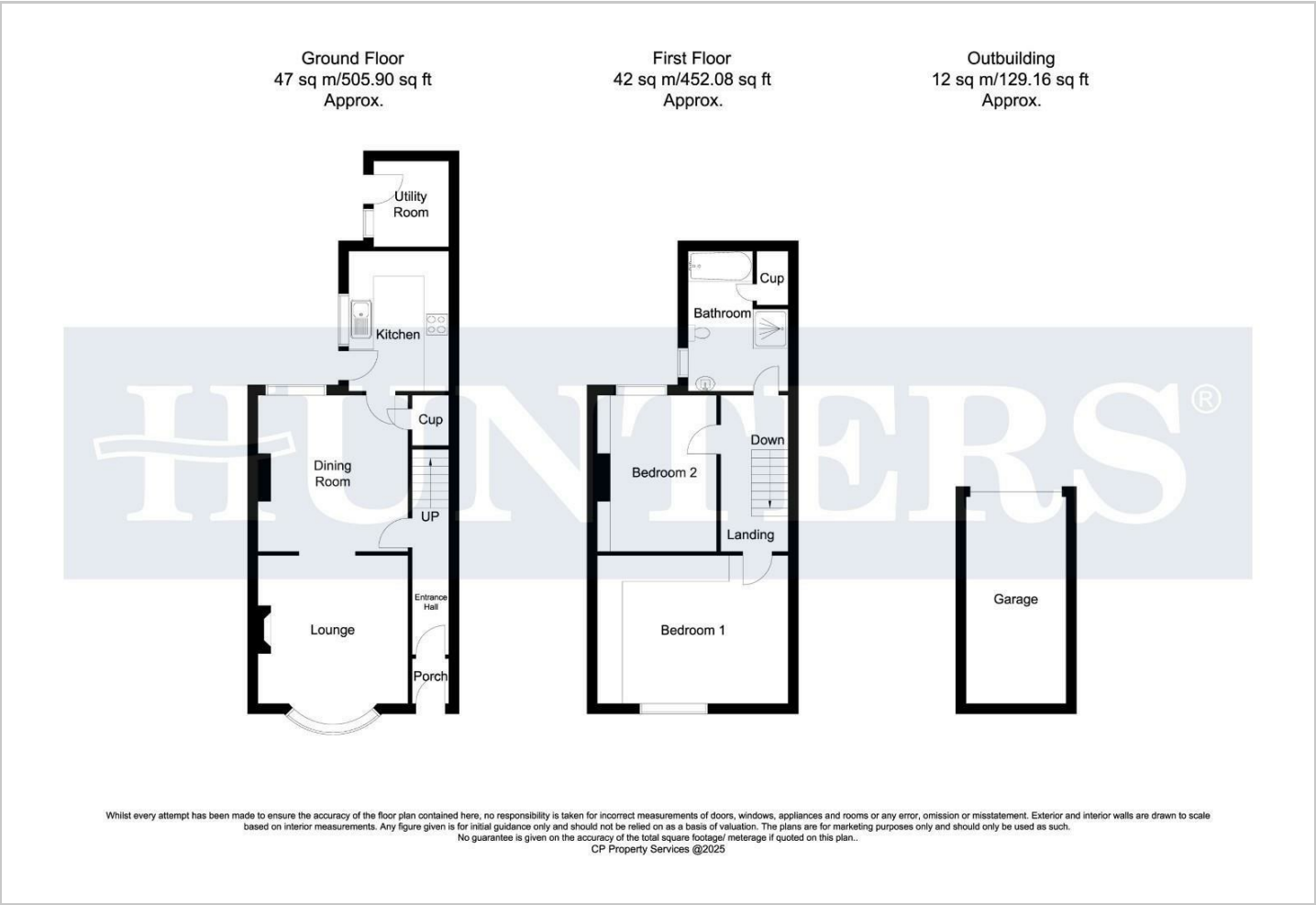
Hybrid Map



Terrain Map



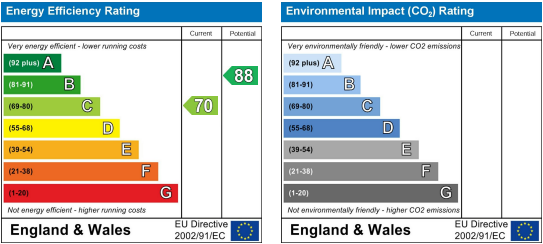
Floor Plan



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.