

HUNTERS®

HERE TO GET *you* THERE



Churchill Way

Lea, Gainsborough, DN21 5HT

£225,000



Council Tax: C



7 Churchill Way

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ACCOMMODATION

uPVC double glazed entrance door with side window leading into Entrance Porch with glazed wooden entrance door leading into:

ENTRANCE HALLWAY

Radiator, useful storage cupboard and doors giving access to:

LOUNGE

17'1" x 16'10" (5.21m x 5.13m)

uPVC double glazed windows to both the front and side elevations, two radiators and marble fireplace and hearth with electric fire feature and coving to ceiling.

BEDROOM ONE

12'10" x 11'3" (3.93m x 3.44m)

uPVC double glazed window to the front elevation and radiator.

BATHROOM

11'3" x 6'11" (3.44m x 2.12m)

uPVC double glazed window to the side elevation, four piece suite comprising w.c., pedestal wash hand basin, bidet and panel sided bath with electric shower over, tiled splashback, radiator, loft access and airing cupboard.

BEDROOM TWO

11'4" x 11'3" (3.46m x 3.44m)

uPVC double glazed window to the rear elevation, radiator and range of fitted wardrobes with sliding doors.

W.C.

7'8" x 3'4" (2.34m x 1.03m)

uPVC double glazed window to the rear elevation, w.c. and pedestal wash hand basin with tiled splashback and radiator.

DINING ROOM/BEDROOM THREE

10'11" x 8'10" (3.35m x 2.70m)

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

KITCHEN

14'0" x 7'8" (4.27m x 2.34m)

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the side elevation. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and double drainer with mixer tap, space for cooker, provision for automatic washing machine, space for further low level appliances, radiator and coving to ceiling.

EXTERNALLY

To the front is a driveway allowing off road parking leading to the attached single garage with up and over door, light and power. The front garden is mainly set to lawn with mature borders with a variety of flowering plants, shrubs, bushes and trees. pathway leads to the front entrance door and two gates give access to the rear of the property which has lawn area with mature planted borders, slabbed patio area and further area for garden shed.

COUNCIL TAX

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

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



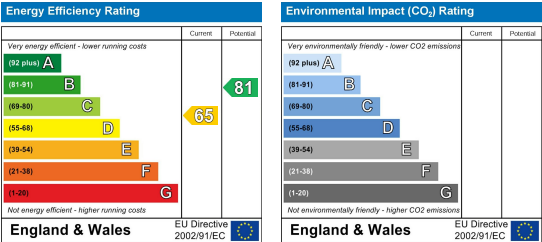
Floor Plan



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.