

HUNTERS®

HERE TO GET *you* THERE



Hawthorn Grove

Gainsborough, DN21 1EF

£199,950



Council Tax: B



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ACCOMMODATION

Part glazed wooden entrance door leading into:

ENTRANCE HALLWAY

With return staircase leading to the first floor accommodation with useful storage cupboard under, radiators, laminate flooring, coving to ceiling and doors giving access to:

WET ROOM

4'3" x 3'4" (1.30m x 1.03m)

Stained glass leaded port hole window to the front elevation, w.c., hand basin, mixer shower, heated towel rail, tiled walls and flooring.

DINING ROOM

11'11" x 11'3" (3.64m x 3.43m)

uPVC double glazed French doors to the rear elevation giving access out to the garden room, two radiators, wood flooring, coving to ceiling and shelving built into the alcove space, part glazed wooden French doors giving access to:

LOUNGE

12'3" x 11'11" to maximum dimensions (3.75m x 3.65m to maximum dimensions)

uPVC double glazed window to the front elevation, radiator, marble fireplace and hearth with open fronted living flame gas fire, coving to ceiling.

GARDEN ROOM

11'11" x 11'10" (3.64m x 3.63m)

uPVC double glazed windows to the rear and side elevations and double glazed French doors giving access out to the mature garden.

KITCHEN DINER

14'11" x 9'1" (4.55m x 2.77m)

uPVC double glazed window to the side elevation and uPVC double glazed French doors to the rear elevation giving access out to the rear garden. Fitted kitchen comprising base, drawer and wall units with complementary solid wood work surface, tiled splashback, inset ceramic sink and drainer with mixer tap, integrated electric oven, microwave and four ring gas hob with extractor fan over, integrated fridge and freezer, automatic washing machine and dishwasher, wood flooring, radiator, coving to ceiling and cupboard housing the gas fired central heating boiler.

FIRST FLOOR LANDING

Window to the side elevation, loft access and doors giving access to:

MASTER BEDROOM

9'8" x 9'1" (2.96m x 2.77m)

uPVC double glazed window to the front elevation, radiator, two double fitted wardrobes set into each alcove, coving to ceiling.

BEDROOM TWO

11'3" x 10'9" to maximum dimensions (3.45m x 3.29m to maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, two double wardrobes built into the alcove and coving to ceiling.

BEDROOM THREE

9'4" x 8'0" (2.87m x 2.44m)

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

L SHAPED FAMILY BATHROOM

9'2" x 5'10" to its maximum dimensions (2.80m x 1.78m to its maximum dimensions)
uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin, L shaped bath with mixer shower over, tiled walls and flooring and heated towel rail.

EXTERNALLY

To the front is a wall and gated low maintenance garden with slate chips and mature planted borders, a pathway leads to the front entrance door and down to the side of the property with the driveway allowing off road parking for multiple vehicles. Externally to the rear the enclosed garden is mainly laid to lawn with mature planted borders, patio areas and Summer House with light and power.

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

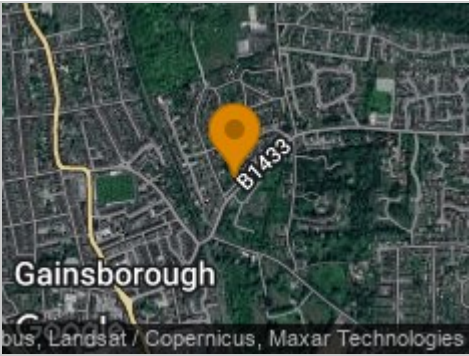
conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses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



Road Map



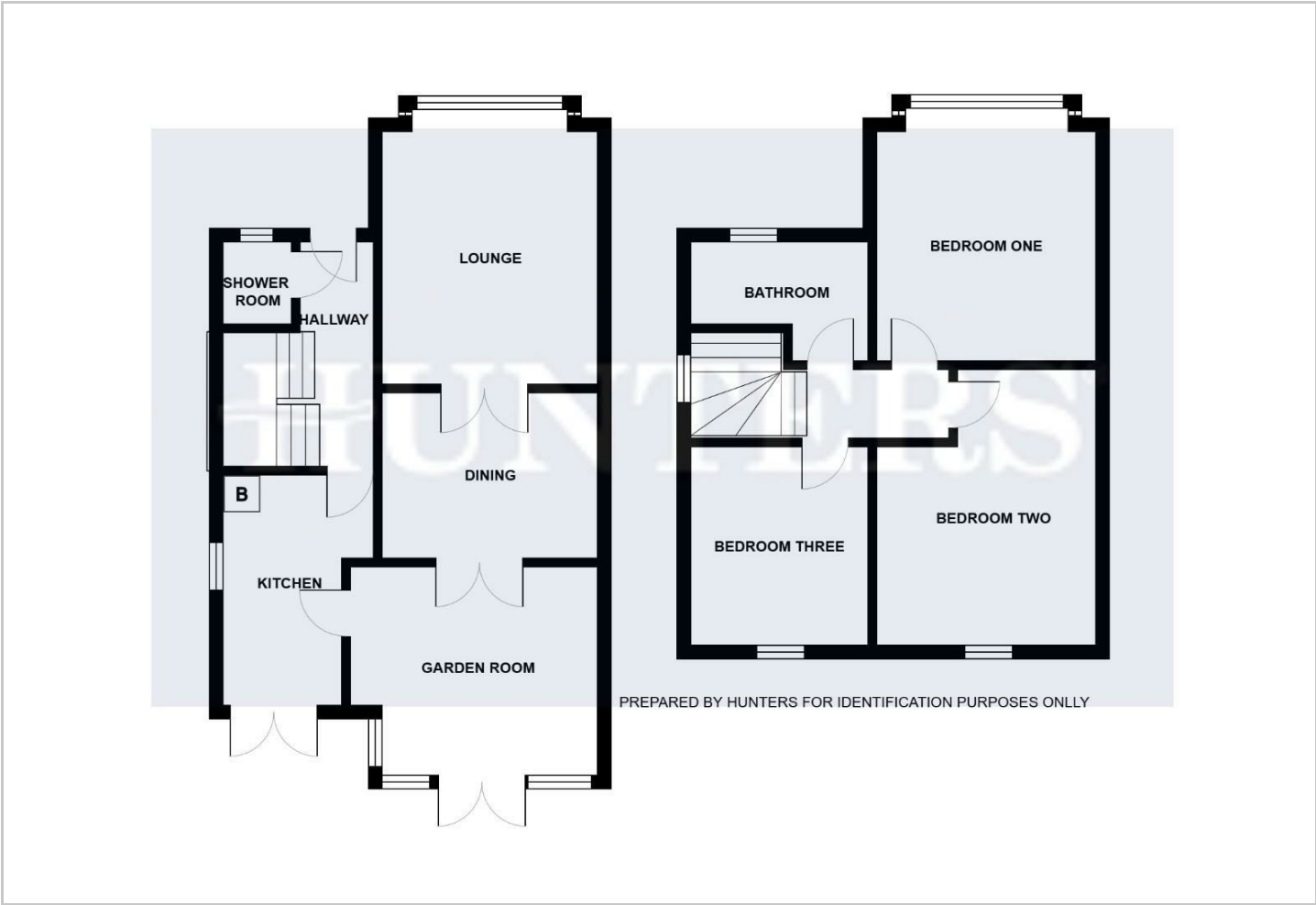
Hybrid Map



Terrain Map



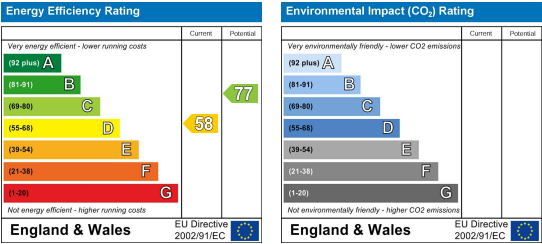
Floor Plan



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.