

# HUNTERS®

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## High Street

East Ferry, Gainsborough, DN21 3DZ

Asking Price £350,000



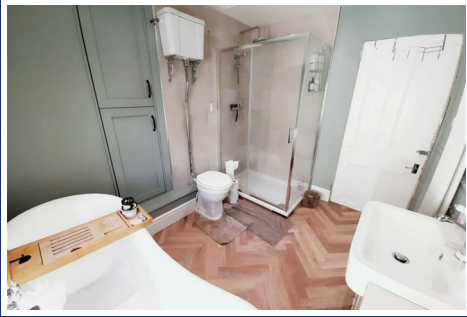
Council Tax: B



# 18 High Street

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## ACCOMMODATION

uPVC double glazed entrance door leading into:

### LOUNGE

19'3" x 13'5" (5.89m x 4.10m )

uPVC double glazed window to the side elevation, brick built fireplace with tiled hearth and inset multi fuel stove, storage cupboard. Doorway giving access to second staircase, radiator and beam feature to ceiling. Original sliding wooden door gives access into:

### DINING ROOM

13'5" x 12'7" (4.09m x 3.84m )

uPVC double glazed window to the side elevation, radiator, laminate flooring and wooden beam feature to ceiling. Doorway with steps down leads into:

### KITCHEN DINER

24'9" x 11'10" (7.56m x 3.62m )

uPVC double glazed windows to both the front and rear elevation and uPVC double glazed entrance door to the rear giving access to the extended garden. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset ceramic sink and drainer with mixer tap, space for range style cooker, provision for automatic washing machine, plumbing for dishwasher, space for fridge freezer, tiled flooring, expose wooden beam features to ceiling, radiator, staircase rising to first floor accommodation and doorway giving access into:

### CONSERVATORY

10'10" x 8'7" (3.31m x 2.62m )

Constructed on a low level brick wall with uPVC double glazed frame and pitched roof, tiled flooring,

fitted base unit with worksurface over and space for low level appliance.

### FIRST FLOOR LANDING

uPVC double glazed windows to the front and side elevations and doors giving access to:

### BEDROOM TWO

13'7" x 11'10" (4.15m x 3.63m )

uPVC double glazed window to the rear elevation and radiator.

### FAMILY BATHROOM

9'9" x 7'5" (2.98m x 2.28m )

uPVC double glazed window to the side elevation, four piece suite comprising w.c. with high level system, hand basin mounted in vanity unit and freestanding roll top bath with shower cubicle, heated towel rails, inset spotlights to ceiling and airing cupboard.

### BEDROOM THREE

10'1" x 8'10" (3.08m x 2.70m )

uPVC double glazed window to the side elevation and radiator.

### BEDROOM ONE

13'9" x 12'9" (4.20m x 3.90m )

uPVC double glazed window to the side elevation and radiator.

### BEDROOM FOUR

7'6" x 7'4" with recess into doorway (2.29m x 2.26m with recess into doorway)

uPVC double glazed window to the rear elevation and radiator.



## EXTERNALLY

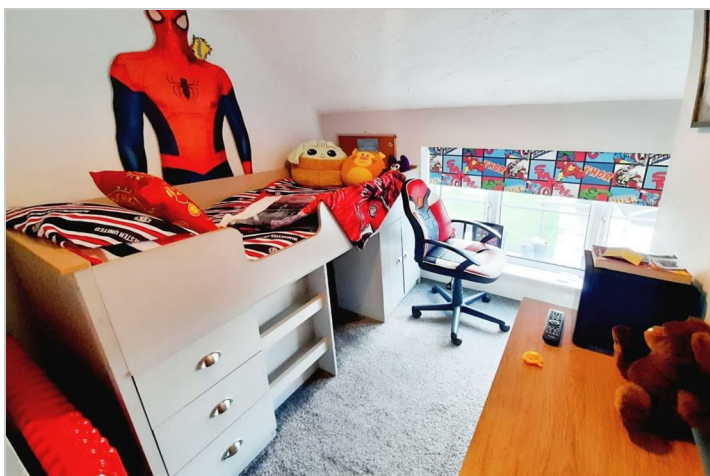
To the front the driveway allows off road parking for multiple vehicles and leads to the detached garage and workshop. The enclosed rear garden is mainly set to lawn with planted borders, open field and countryside views to the rear, decking feature, space for hob tub and slabbed patio area.

## 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



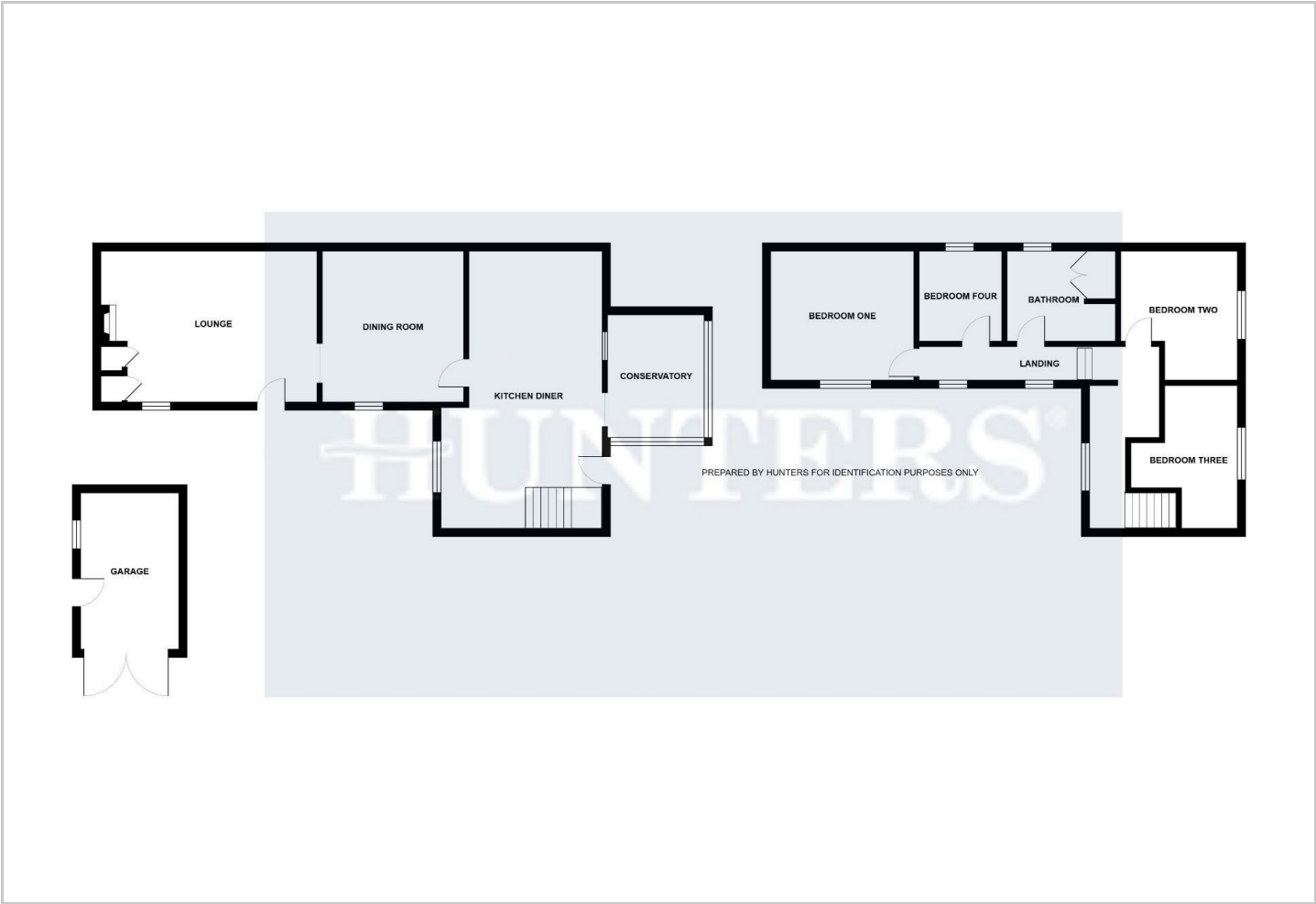
Hybrid Map



Terrain Map



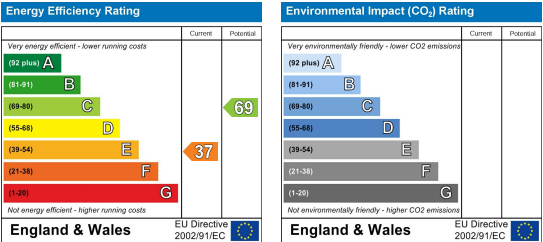
Floor Plan



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.