

HUNTERS[®]

HERE TO GET *you* THERE



Blackthorn Close

Gainsborough, DN21 1WB

Asking Price £275,000



Council Tax: D



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ACCOMMODATION

Composite double glazed entrance door with side windows leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under, tiled flooring, radiator and doors giving access to:

LOUNGE

19'7" x 11'7" (5.97m x 3.55m)

uPVC double glazed bay window to the front elevation, two radiators, marble effect fireplace and hearth with wood surround and inset open fronted gas fire, coving to ceiling and glazed French doors giving access into:

DINING ROOM

14'1" x 11'7" to its maximum dimensions (4.30m x 3.54m to its maximum dimensions)

uPVC double glazed French doors and windows to the rear elevation giving access out to the enclosed garden, radiator and coving to ceiling, door also gives access from the Kitchen.

KITCHEN DINER

14'9" x 9'3" (4.50m x 2.83m)

uPVC double glazed windows to the rear elevation, fitted kitchen comprising base, drawer and larder units with complementary work surface and tiled splashback, inset stainless steel sink and drainer, integrated oven, four ring gas hob and dishwasher, tiled flooring and radiator. Door giving access to:

REAR HALLWAY

Door giving access to:

UTILITY ROOM

8'0" x 5'10" (2.45m x 1.79m)

Composite double glazed entrance door and windows to the rear elevation, fitted base, drawer and larder unit with complementary work surface, stainless steel sink and drainer, provision for automatic washing machine, tiled flooring continued from the Kitchen, radiator. Door gives access to Garage.

DOUBLE GARAGE

With light and power and two single roller doors.

DOWNSTAIRS W.C.

8'1" x 2'11" (2.48m x 0.91m)

Suite comprising w.c. and pedestal wash hand basin, part wood panel walls, radiator and tiled flooring matching the Hallway.

FIRST FLOOR LANDING

Loft access, airing cupboard and doors in turn giving access to:

MASTER BEDROOM

13'4" x 11'8" to its maximum dimensions (4.07m x 3.57m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes. Door giving access to:

EN SUITE SHOWER ROOM

8'9" x 5'8" (2.67m x 1.75m)

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin, tiled splashback and walk in double shower cubicle, laminate flooring and radiator.

BEDROOM TWO

11'11" x 11'5" (3.64m x 3.48m)

uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes.

BEDROOM THREE

11'6" x 10'5" (3.53m x 3.18m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM FOUR

9'6" x 8'5" (2.91m x 2.57m)

Currently used as an Office.

uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

7'6" x 5'7" (2.29m x 1.71m)

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

EXTERNALLY

To the front is a block paved driveway allowing off road parking for multiple vehicles leading to the

double garage and front entrance door. Pathways allow access to the side of the property and to the enclosed rear garden which is mainly set to lawn with patio area and low maintenance planted border.

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



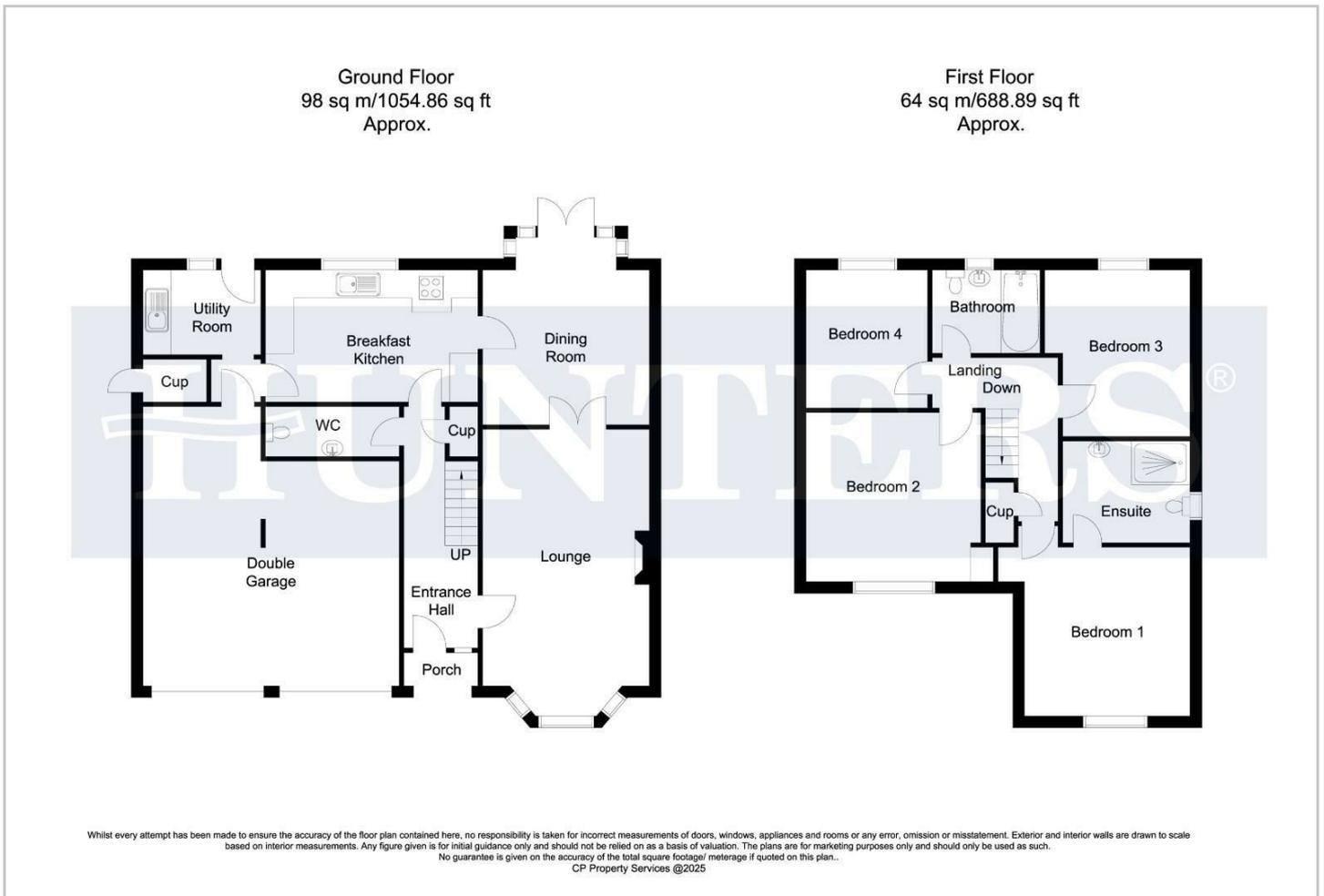
Hybrid Map



Terrain Map



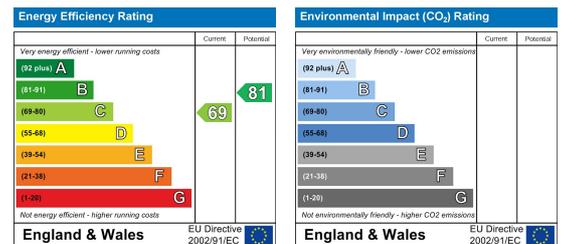
Floor Plan



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.