

HUNTERS[®]

HERE TO GET *you* THERE



Main Street

Upton, Gainsborough, DN21 5NU

Asking Price £130,000



Council Tax: A



17 Main Street

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ACCOMMODATION

Entered through a glazed porch with uPVC double glazed door leading into:

ENTRANCE HALLWAY

Storage cupboard housing the central heating boiler, glazed door gives access into:

L SHAPED LOUNGE DINER

27'1" x 17'2" to its maximum dimensions (8.27m x 5.24m to its maximum dimensions)
uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation giving access out to the Conservatory/Sun Room. Stone built fireplace with electric fire feature, three radiators and useful storage cupboard. Door gives access into:

INNER HALLWAY

Useful storage cupboards including cupboard allowing loft access. Doors giving access to:

KITCHEN

11'4" x 9'4" (3.46m x 2.85m)
uPVC double glazed window and entrance door to the rear elevation giving access out to the Utility/Sun Room. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, spaces for cooker and low level appliances including provision for automatic washing machine and dishwasher, radiator.

SUNROOM

7'9" x 7'8" (2.37m x 2.35m)
Constructed of a uPVC double glazed frame with pedestrian door to the rear giving access out to the enclosed rear garden, radiator.

BEDROOM ONE

16'0" x 12'3" (4.90m x 3.75m)
uPVC double glazed window to the front elevation, radiator, range of fitted wardrobes.

BEDROOM TWO

10'7" x 8'11" (3.23m x 2.73m)
uPVC double glazed window to the rear elevation, radiator and built in double wardrobe.

SHOWER ROOM

6'9" x 5'5" (2.07m x 1.66m)
uPVC double glazed window to the rear elevation, suite comprising low level w.c., pedestal wash hand basin and single shower cubicle with electric shower, part mermaid boarding, splashbacks and radiator.

EXTERNALLY

To the front is a fenced and gated low maintenance front garden with driveway leading to the attached Garage and to the rear is an enclosed garden mainly set to lawn with planted borders and slabbed patio area.

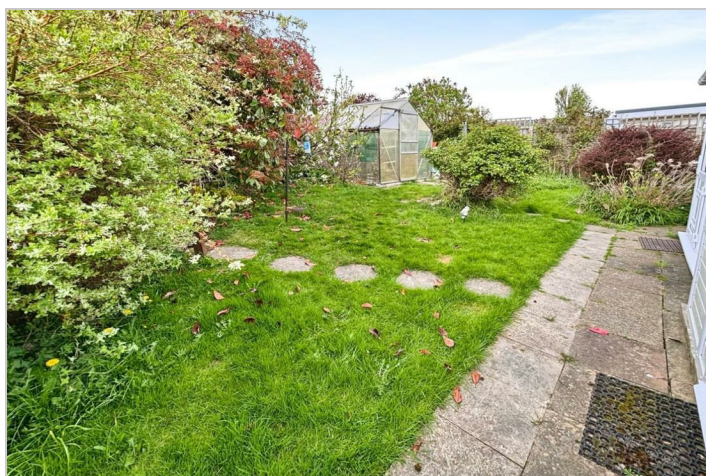
COUNCIL TAX

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

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



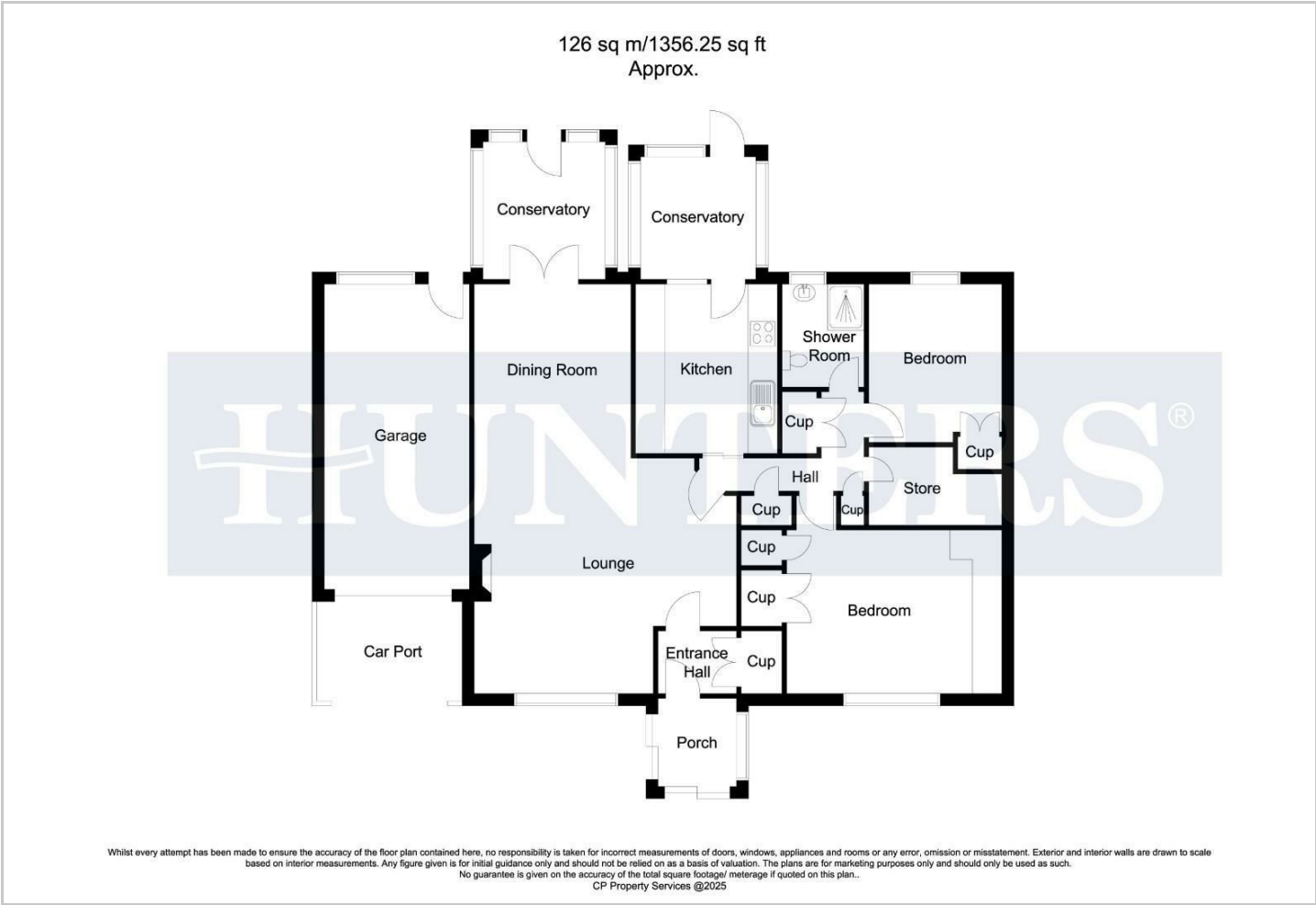
Hybrid Map



Terrain Map



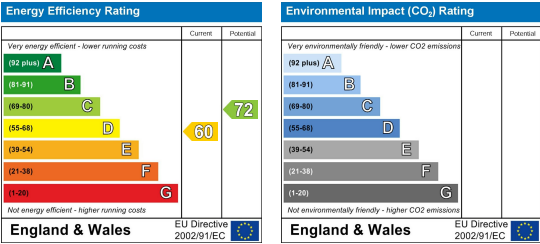
Floor Plan



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.