

# HUNTERS®

HERE TO GET *you* THERE



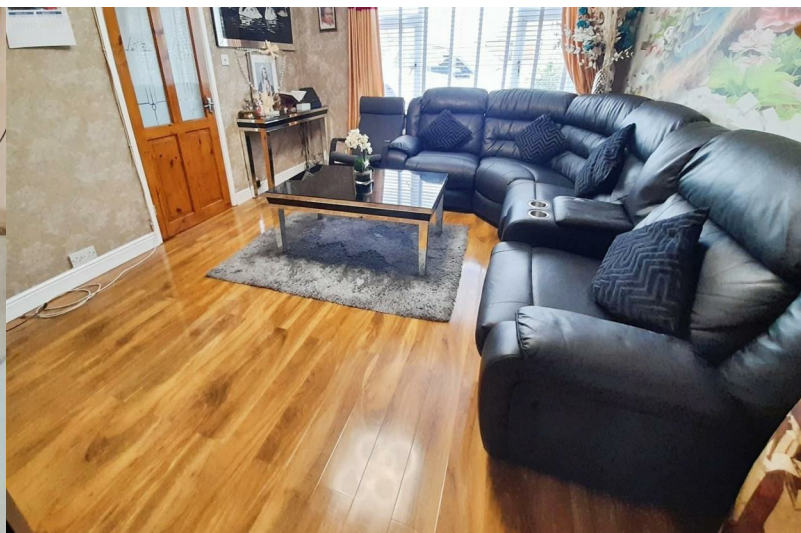
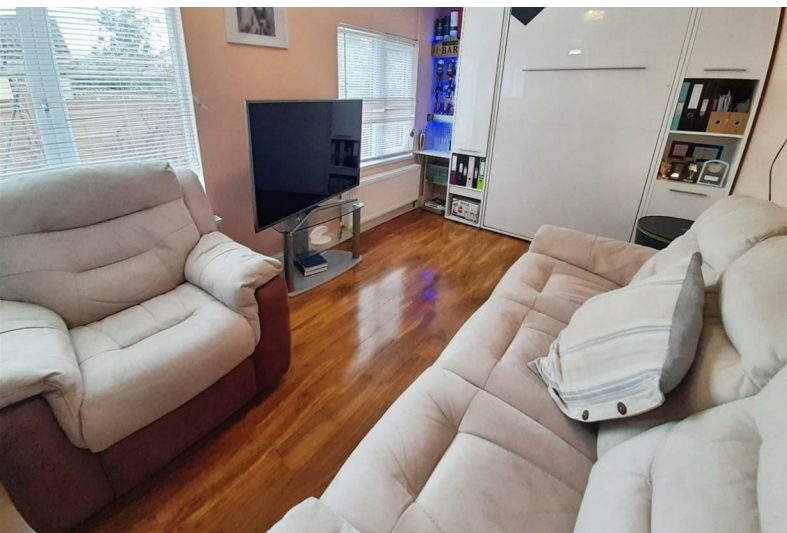
## Ropery Road

Gainsborough, DN21 2SZ

£260,000



Council Tax: B



# 457 Ropery Road

Gainsborough, DN21 2SZ

£260,000



## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

## ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, wood flooring and doors giving access to:

## LOUNGE

14'4" x 11'11" (4.38m x 3.64m )

uPVC double glazed window to the front elevation, radiator, flooring continued from the Hallway, coving to ceiling and wall mounted gas fire.

## KITCHEN DINER

18'5" x 11'3" to maximum dimensions (5.63m x 3.44m to maximum dimensions)

With access from Hallway and Lounge.

uPVC double glazed window and double glazed French doors to the rear elevation, gloss finished kitchen comprising base, drawer and wall units with complementary work surface, inset sink and drainer with mixer tap, integrated dishwasher, integrated oven, gas fired five ring hob with extractor over, breakfast bar, inset spotlights to ceiling and vertical radiator. Door giving access to:

## UTILITY/KITCHEN AREA

11'3" x 9'1" (3.43m x 2.77m )

uPVC double glazed window to the side elevation, gloss finished fitted base, drawer, wall and larder units with complementary work surface, inset sink and drainer with mixer tap, inset five ring gas hob with extractor over, space for fridge freezer. Door leading into:

## REAR HALLWAY

uPVC entrance door to the side elevation and doors in turn giving access to:

## SHOWER ROOM

6'11" x 5'1" (2.13m x 1.56m )

Suite comprising w.c. hand basin mounted in vanity unit and single shower cubicle, mermaid boarded walls and chrome heated towel rail.

## SITTING ROOM/DOWNSTAIRS BEDROOM

16'7" x 9'1" (5.06m x 2.78m )

uPVC double glazed windows to the side elevation, two radiators, wood flooring, range of fitted storage units with pulldown double bed.

## GARAGE

17'9" x 9'1" (5.42m x 2.79m )

Accessed from Utility/Kitchen area

With light and power, provision for automatic washing machine and space for further freezer appliances, roller door.

## FIRST FLOOR LANDING

Loft access, radiator, linen cupboard, wood flooring and doors in turn giving access to:

## MASTER BEDROOM

13'1" x 8'7" (3.99m x 2.62m )

uPVC double glazed window to the front elevation, radiator, wood flooring and mezzanine office space/storage area with fixed ladder access. Door giving access to:

## EN SUITE SHOWER ROOM

21'8" x 3'9" (6.62m x 1.16m )

uPVC double glazed window to the rear elevation,

suite comprising w.c., hand basin mounted in vanity unit and walk in shower cubicle, chrome heated towel rail and mermaid boarding to the walls.

#### **FAMILY BATHROOM**

8'3" x 5'4" (2.54m x 1.65m )

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in vanity unit, panel sided bath with electric shower over, tiled walls and chrome heated towel rail.

#### **BEDROOM TWO**

12'11" x 11'3" (3.96m x 3.44m )

uPVC double glazed window to the front elevation, radiator, wood flooring, three fitted double wardrobes.

#### **BEDROOM THREE**

11'5" x 11'3" to its maximum dimensions (3.48m x 3.45m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, wood flooring, range of fitted wardrobes with overhead storage cupboards.

#### **BEDROOM FOUR**

8'11" x 6'11" (2.73m x 2.12m )

uPVC double glazed window to the front elevation, radiator and wood flooring.

#### **EXTERNALLY**

To the front is a walled block paved driveway allowing off road parking for multiple vehicles leading to the front entrance door and integral garage. Externally to the rear is an enclosed garden with planted borders and covered seating area.

#### **AGENTS NOTE**

The gates to the front are not included in the sale.

#### **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



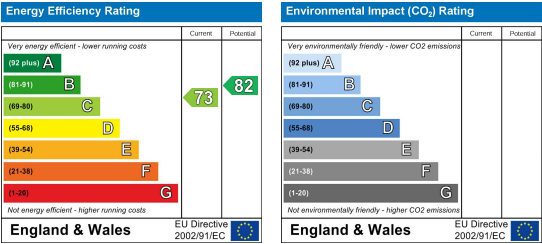
Floor Plan



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.