

# HUNTERS<sup>®</sup>

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## Morton Terrace

Gainsborough, DN21 2RG

Asking Price £235,000



Council Tax: C

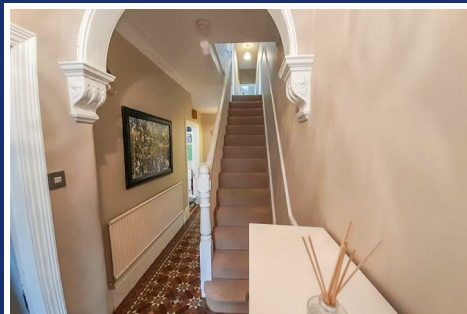




# 55 Morton Terrace

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## Entrance

Wooden entrance door with fan light window into storm porch with original tiled flooring and glazed wooden entrance door into,

## Entrance Hallway

Stairs rising to 1st floor accommodation with storage under, original tiled flooring and original coving, two radiators and doors giving access to

## Lounge

16'6" x 13'11" (5.04 x 4.26)

UPVC double glazed bay window to the front elevation radiator, original coving ceiling, tiled fireplace and hearth with cast-iron open fire and decorative wood surround and mantle glazed French doors giving access into second sitting room/Dining room,

## Second Sitting Room/Dining Room

12'11" x 12'11" (3.95 x 3.94)

UPVC double glazed window to the rear elevation and wooden single glazed window to the side elevation radiator coving to ceiling and tiled fireplace and hearth with cast-iron open fire and decorative surround and mantle

## Kitchen Diner

24'6" x 11'7" (7.47 x 3.55)

UPVC double glazed window and entrance door to the side elevation fitted kitchen comprising the base drawer larder and wall units with solid wood work surfaces inset ceramic sink and drainer with mixer tap tiled splashbacks Space for cooker two radiators provision for automatic washing machine dryer and space for fridge freezer storage cupboards built-in to alcove and double glazed French doors giving access to conservatory

## Conservatory

12'1" x 9'6" (3.69 x 2.92)

UPVC double glazed windows to the side and rear elevation and UPVC double glazed French doors to the side elevation and glazed pitch roof

## W/C

8'4" x 4'1" (2.55 x 1.27)

UPVC double glazed window to the side elevation WC pedestal wash handbasin with tile splashback

## First Floor Landing

loft access two radiators and doors in turn giving access to

## Master Bedroom

13'8" x 13'3" (4.19 x 4.04)

2 UPVC double glazed windows to the front elevation radiator and coving to ceiling

## Bedroom Five

9'2" x 5'11" (2.81 x 1.81)

UPVC double glazed window to the front elevation radiator and part wood panelled walls

## Bedroom Two

13'1" x 12'11" (4.01 x 3.94)

UPVC double glazed window to the rear elevation radiator and coving to ceiling

## Family Bathroom

8'7" x 6'6" (2.63 x 1.99)

UPVC double glazed window to the side elevation bathroom suite comprising of WC pedestal wash handbasin and panel sided bath with mixer shower over tiled splashbacks and radiator

### Bedroom Four

8'7" x 8'1" (2.62 x 2.48)

UPVC double glazed window to the side elevation radiator and coving to ceiling

### Bedroom Three

11'11" x 11'8" (3.64 x 3.57)

UPVC double glazed window to the rear elevation and radiator

### Externally

Externally to the front is the driveway allowing off-road parking for multiple vehicles with access to the enclosed rear garden set the lawn with mature planted border with a variety of shrubs bushes and flowering plants and patio area to the rear brick built storage areas with outside W/c and wooden summer house.

### Buyer Information

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'

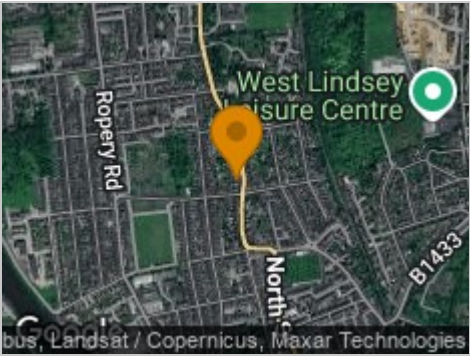




Road Map



Hybrid Map



Terrain Map



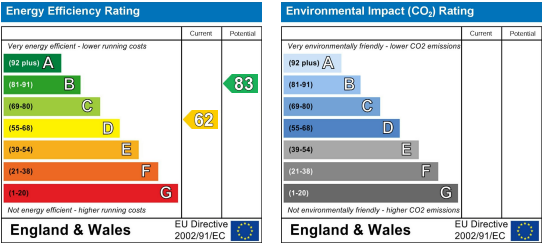
Floor Plan



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.