

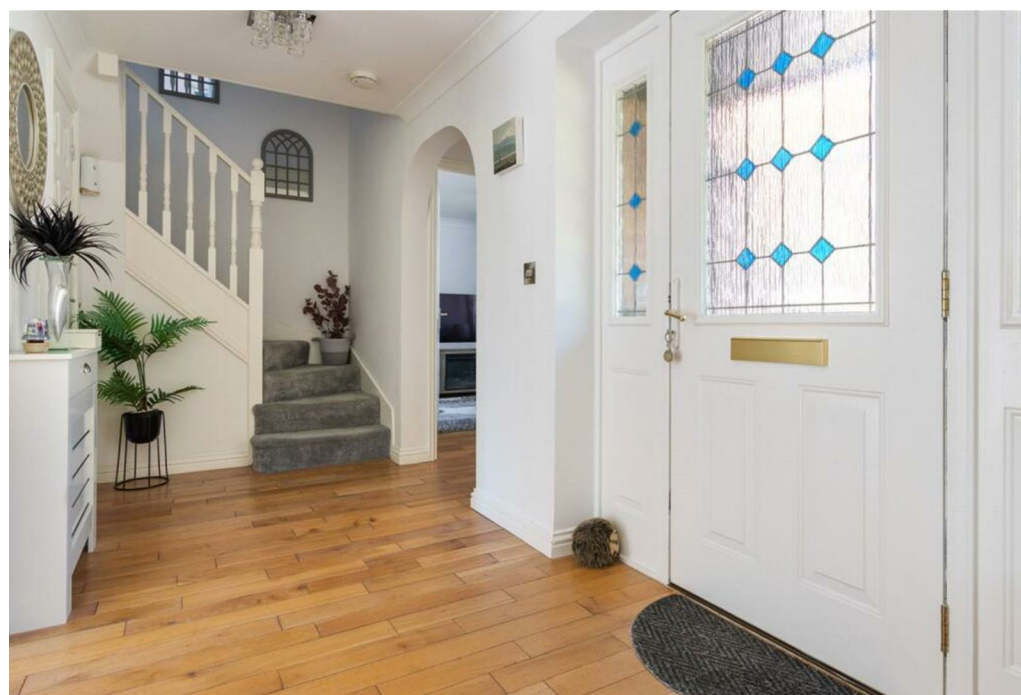
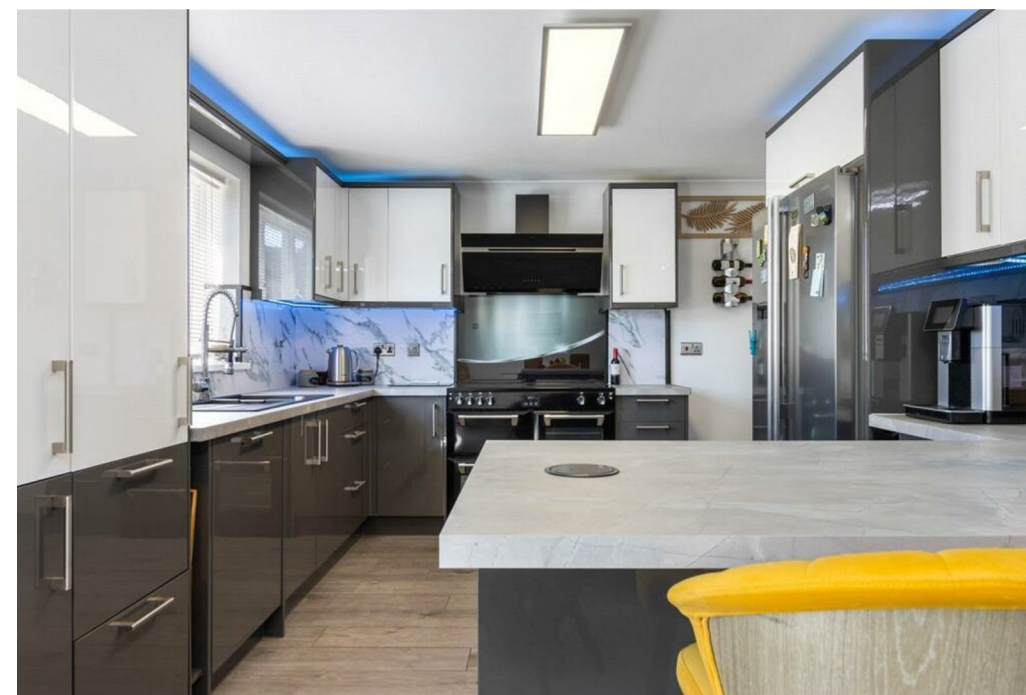
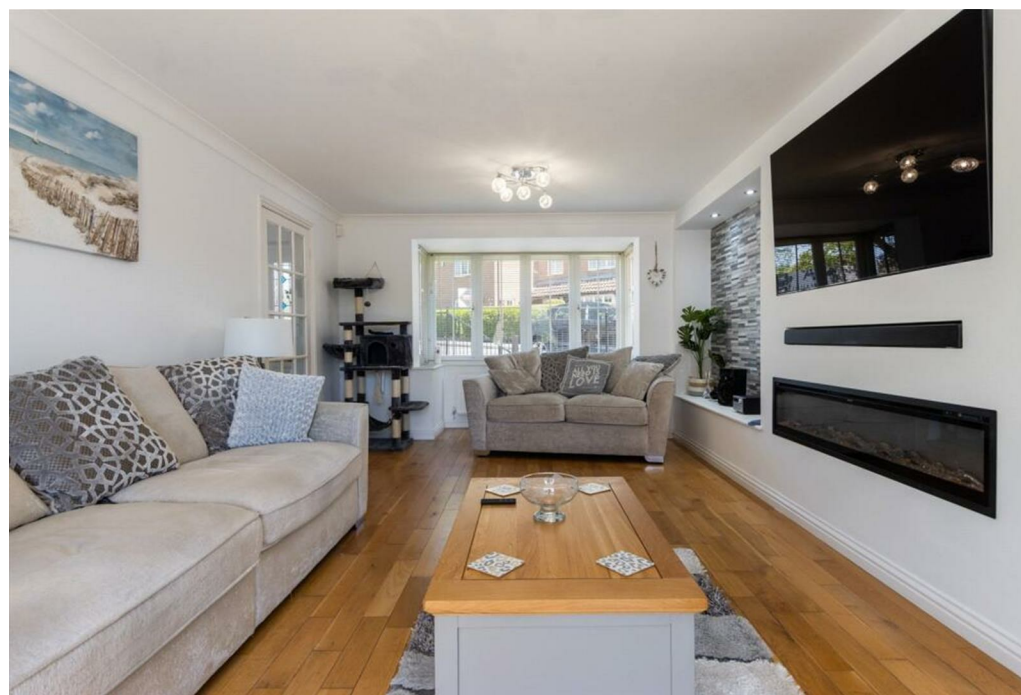


Willoughby Chase, Gainsborough, DN21 1GR

£409,950

4 2 2 C

We offer to the market a well presented four bedroom detached family home located in an established and well regarded residential area within the market town of Gainsborough and having access to the local amenities including railway station, road links, supermarkets, leisure facilities and a number of well regarded schools including the Queen Elizabeth High School. Viewing is **HIGHLY RECOMMENDED** to appreciate the versatile accommodation on offer.



ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with useful storage cupboard under, wood flooring and doors in turn giving access into:

LOUNGE 21'9" x 12'3"

uPVC double glazed bay window to the front elevation and uPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden. Wood flooring, media unit and fire inset into fireplace, two radiators, coving to ceiling.

OPEN PLAN KITCHEN DINER 23'1" x 13'2"

French doors opening from the Entrance Hallway.

Fitted kitchen comprising base, drawer and wall units with inset sink and drainer and mixer tap over, space for American style fridge freezer and range style cooker, laminate flooring, coving to ceiling and door giving access to:

UTILITY ROOM 7'11" x 5'10"

Composite double glazed entrance door and window to the side elevation, fitted base and drawer units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap over, provision for automatic washing machine, wall mounted gas fired central heating boiler and radiator.

SNUG 10'6" x 10'2"

Doorway from Hallway.

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

DOWNSTAIRS W.C. 6'5" x 3'6"

uPVC double glazed window to the side elevation, w.c., handbasin mounted in vanity unit, wood flooring, part tiled walls, radiator and coving to ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, radiator, coving to ceiling and loft access. Doors in turn giving access to:

MASTER BEDROOM 14'4" x 13'5" to its maximum dimensions

uPVC double glazed window to the front elevation, radiator and coving to ceiling. Door giving access to:

EN SUITE SHOWER ROOM 7'8" x 6'0"

uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit and walk in double shower cubicle with tiled splashback, chrome heated towel rail and matching tiled flooring.

BEDROOM 13'10" x 11'3"

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM 12'4" x 9'9"

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM 15'8" x 9'3" with recess into doorway

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

FAMILY BATHROOM 11'3" x 9'0"

uPVC double glazed window to the rear elevation, four piece suite comprising w.c., hand basin mounted in vanity unit, roll top bath and separate double walk in shower cubicle, with part tiled walls and matching tiled flooring, chrome heated towel rail.

EXTERNALLY

To the front is a hedge lined and gated block paved driveway allowing off road parking for multiple vehicles including turning space and leading to the attached Garage. The front garden is mainly set to lawn with pathway leading to the front entrance door and access to either side and to the rear garden. The enclosed rear garden is mainly set to lawn with patio feature, well stocked borders and wooden workshop/potting shed with light and power and further external power points around the garden.

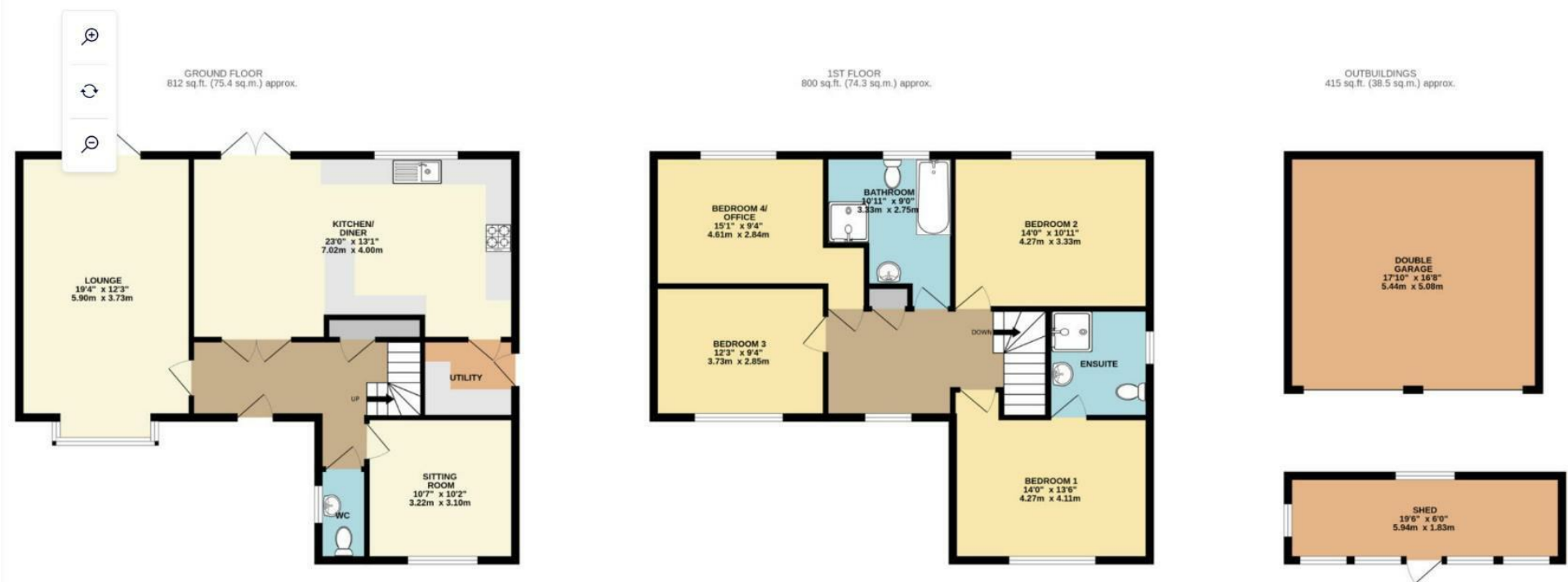
COUNCIL TAX

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

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

Tenure: Freehold
Council Tax Band: E



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- DETACHED HOUSE
- FOUR BEDROOMS
- EN SUITE TO MASTER
- OPEN PLAN KITCHEN DINER
- TWO RECEPTION ROOMS
- UTILITY & DOWNSTAIRS W.C.
- FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- GARAGE & GARDENS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.