

HUNTERS®

HERE TO GET *you* THERE



Orchard Avenue

Lea, DN21 5FA

£250,000



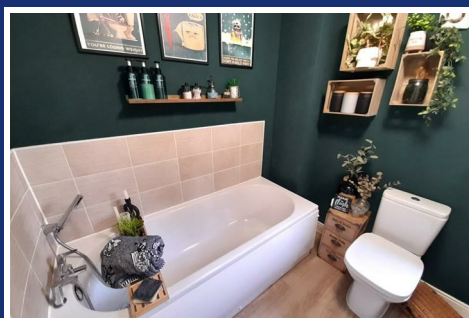
Council Tax: C



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Door giving access into:

LOUNGE

17'2" x 11'10" (5.24m x 3.61m)

uPVC double glazed window to the front elevation, two radiators, stairs rising to the first floor accommodation and door giving access to:

KITCHEN DINER

16'11" x 10'3" (5.17m x 3.14m)

uPVC double glazed window and French doors to the rear elevation looking out to the garden. Gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated double oven, four ring electric hob with extractor over, integrated fridge and freezer and dishwasher, radiator and door giving access into:

UTILITY AREA

6'9" x 3'6" (2.07m x 1.07m)

Composite double glazed entrance door to the side elevation, fitted base unit with complementary work surface, provision for automatic washing machine, space for dryer and door giving access into:

W.C.

6'8" x 3'6" (2.04m x 1.09m)

uPVC double glazed window to the side elevation, suite comprising w.c., and wash hand basin with tiled splashback, radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation and doors giving access to:

MASTER BEDROOM

11'8" x 11'7" (3.58m x 3.55m)

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

EN SUITE SHOWER ROOM

8'0" x 4'4" (2.44m x 1.33m)

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin with tiled splashback and shower cubicle with tiled splashback and mixer shower over, chrome heated towel rail.

BEDROOM THREE

8'9", x 7'11" (2.67m, x 2.42m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

12'4" x 11'2" (3.76m x 3.41m)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

8'2" x 6'9" (2.49m x 2.08m)

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

EXTERNALLY

To the front the driveway allows off road parking for

Tel: 01427 616118

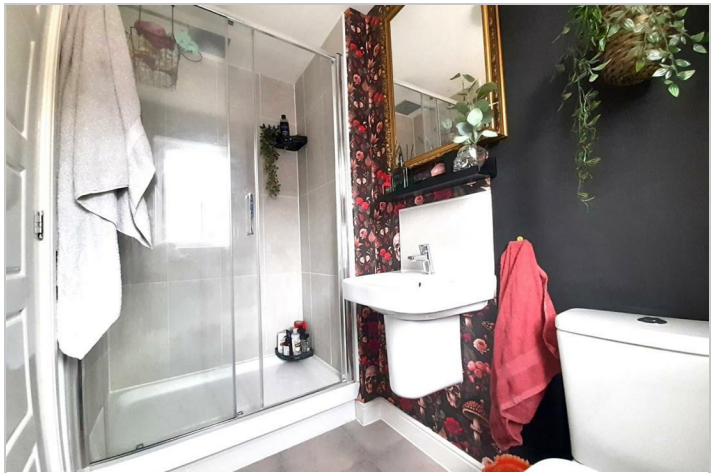
multiple vehicles leading to the integral garage with up and over door, light and power. Pathway to the side leads to the enclosed rear garden mainly set to lawn with patio area, decking feature and further seating area to the rear.

TENURE - Freehold

COUNCIL TAX

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

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



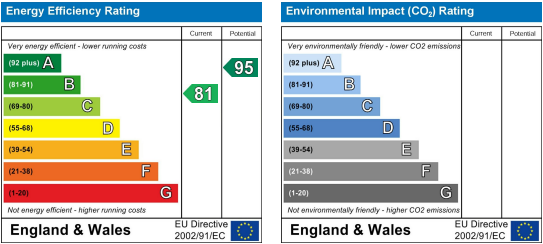
Floor Plan



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.