

HUNTERS®

HERE TO GET *you* THERE



Marlow Road

Gainsborough, DN21 1YQ

Asking Price £274,950



Council Tax: D



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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Return staircase rising to the first floor accommodation with storage under and doors giving access to:

LOUNGE

21'7" x 11'8" (6.58m x 3.57m)

uPVC double glazed windows to the front and side elevations, marble fireplace and hearth with open fronted gas fire, two radiators, coving to ceiling and door into:

BEDROOM/STUDY

10'5" x 9'2" (3.19m x 2.80m)

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

BREAKFAST KITCHEN

10'7" x 10'4" (3.25m x 3.17m)

uPVC double glazed window to the side elevation, wood finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap, tiled splashback, space for cooker, provision for automatic washing machine and further space for low level appliance, radiator, tiled flooring, coving to ceiling and wall mounted gas fired central heating boiler, uPVC double glazed door gives access out to:

GARDEN ROOM

16'1" x 8'9" (4.92m x 2.69m)

uPVC windows to the side and rear elevations with

French doors to the rear elevation leading out to the block patio area and garden beyond, double glazed entrance door to the side elevation, radiator, coving to ceiling and opening into:

SNUG

10'5" x 10'8" (3.19m x 3.26m)

Also accessed from the Hallway.

Radiator and coving to ceiling.

W.C.

6'5" x 4'6" (1.98m x 1.39m)

Doorway from Hallway.

Wooden single glazed window to the rear elevation, suite comprising w.c., hand basin mounted in vanity unit, radiator, tiled flooring.

FIRST FLOOR LANDING

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

BEDROOM

11'9" x 9'11" (3.59m x 3.04m)

uPVC double glazed window to the front elevation, radiator and range of fitted furniture including triple wardrobe and bedside drawer units.

BEDROOM

13'1" 10'5" (4.00m 3.20m)

uPVC double glazed window to the rear elevation, radiator and access into eaves storage area.

SHOWER ROOM

6'7" x 5'3" (2.01m x 1.62m)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and corner shower unit with mermaid boarding, tiled flooring, chrome heated towel rail and linen cupboard.

EXTERNALLY

To the front is a block paved driveway allowing off road parking for multiple vehicles leading to the attached double garage with automatic door, light and power. The front garden is mainly set to lawn with mature borders. Gate access to the side, block paved pathway with lawn area and a continuation of the mature borders leads to the well established enclosed rear garden with block paved patio area, lawn area and well established planted borders. Entrance door to the rear of the garage.

TENURE - Freehold

COUNCIL TAX

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

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'



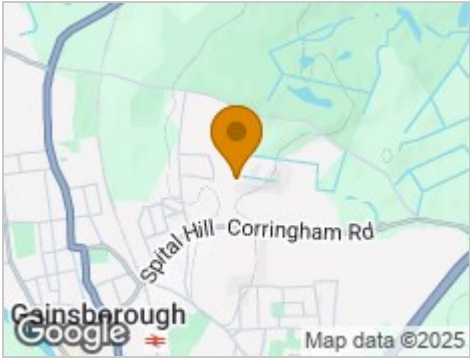
Road Map



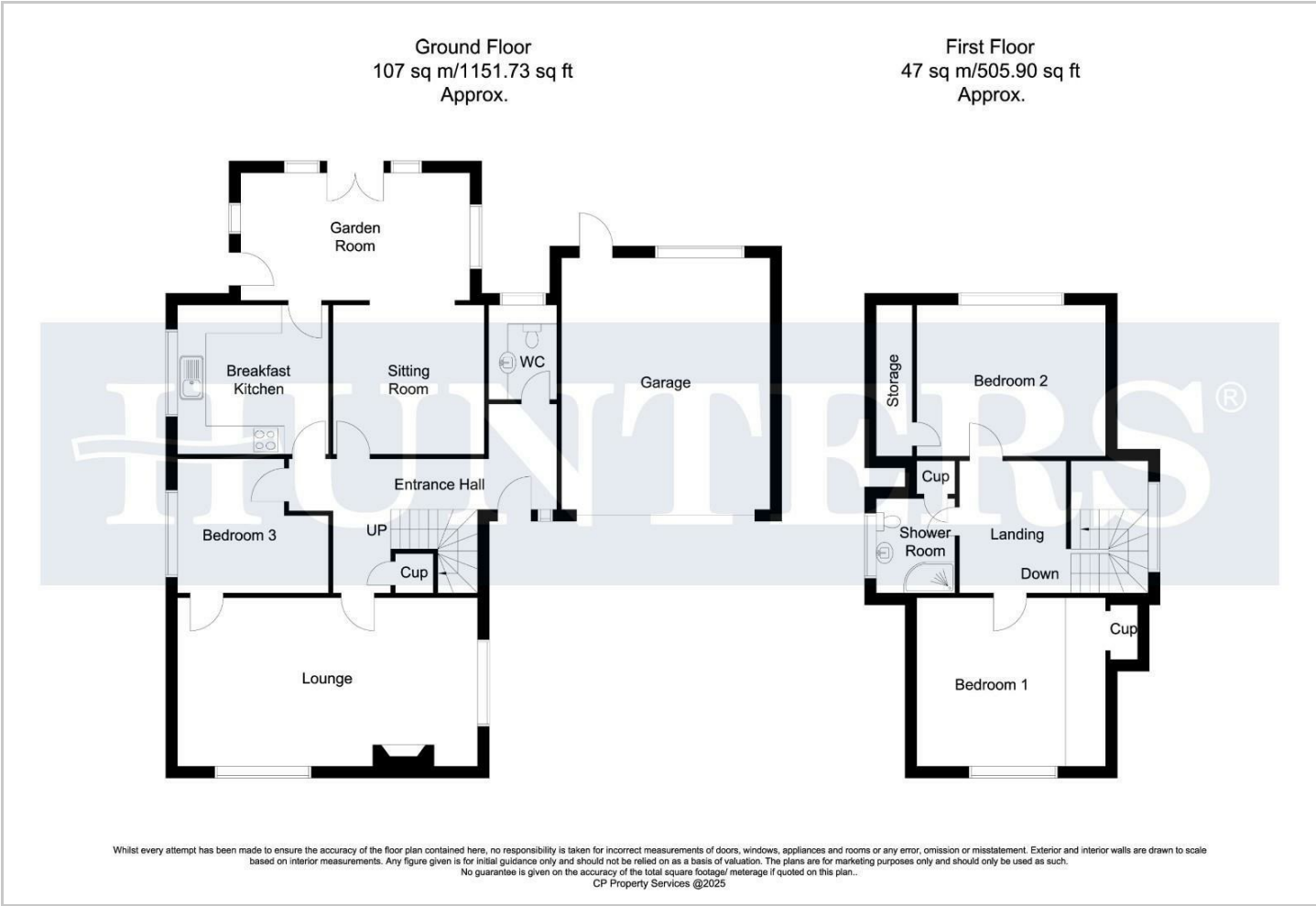
Hybrid Map



Terrain Map



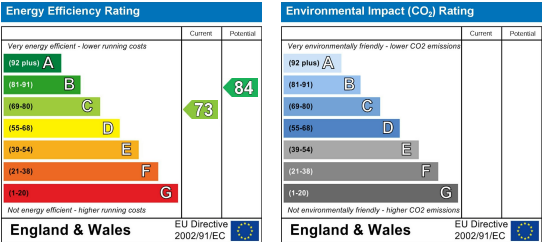
Floor Plan



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.