

HUNTERS[®]

HERE TO GET *you* THERE



Lincoln Street

Gainsborough, DN21 2LD

£144,950



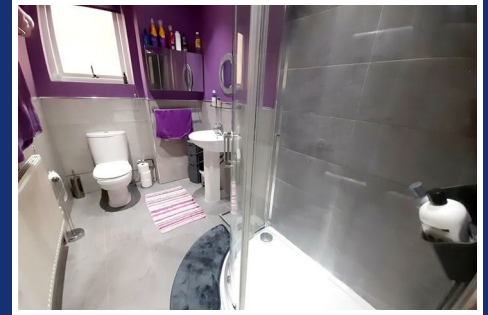
Council Tax: A



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

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

LOUNGE

12'0" x 11'5" (3.67 x 3.48)

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

DINING ROOM

12'5" x 12'2" (3.79 x 3.71)

UPVC double glazed window to the rear elevation, radiator, laminate flooring and coving to ceiling, Door giving access into:

KITCHEN

12'5" x 8'5" (3.79 x 2.59)

UPVC double glazed entrance door and window to the side elevation, fitted kitchen comprising of base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, space for cooker and low-level appliance. Tiled flooring, radiator and access to under stairs storage area. Door giving access to:

UTILITY ROOM

7'9" x 7'1" (2.38 x 2.18)

UPVC double glazed window to the side elevation, fitted worksurface with provision for automatic washing machine and space for dryer underneath, wall mounted units. Space for fridge freezer, tiled flooring continued from Kitchen, wall mounted gas fire central heating boiler door giving access into:

BATHROOM

8'5" x 7'2" (2.58 x 2.19)

UPVC double glazed window to the side elevation, three-piece bathroom suite comprising of w.c., pedestal wash handbasin with tiled splashback and panel sided bath with tiled splashback. Tiled flooring and radiator,

FIRST FLOOR LANDING

Loft access and doors giving access to:

MASTER BEDROOM

15'4" x 11'6" (4.68 x 3.51)

UPVC double glazed window to the front elevation, radiator and storage cupboard,

SHOWER ROOM

9'10" x 5'6" (3.01 x 1.69)

UPVC double glazed window to the side elevation and suite comprising of w.c., pedestal wash handbasin and shower cubicle with mixer shower, part tiled walls, tiled flooring, radiator and spotlights to ceiling.

BEDROOM

9'9" x 6'7" (2.98 x 2.03)

UPVC double glazed window to the rear elevation and radiator,

BEDROOM

12'4" x 8'5" (3.77 x 2.59)

UPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

Externally to the front is a low maintenance slate chipped buffer garden with pathway leading to the

front entrance door and access to the side, to the enclosed low maintenance rear garden with patio area and further raised astroturf area with planted borders.

TENURE - freehold

COUNCIL TAX

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

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

AGENTS NOTE

We are advised the property has solar panels which are owned by the vendors and generate an income.



Road Map



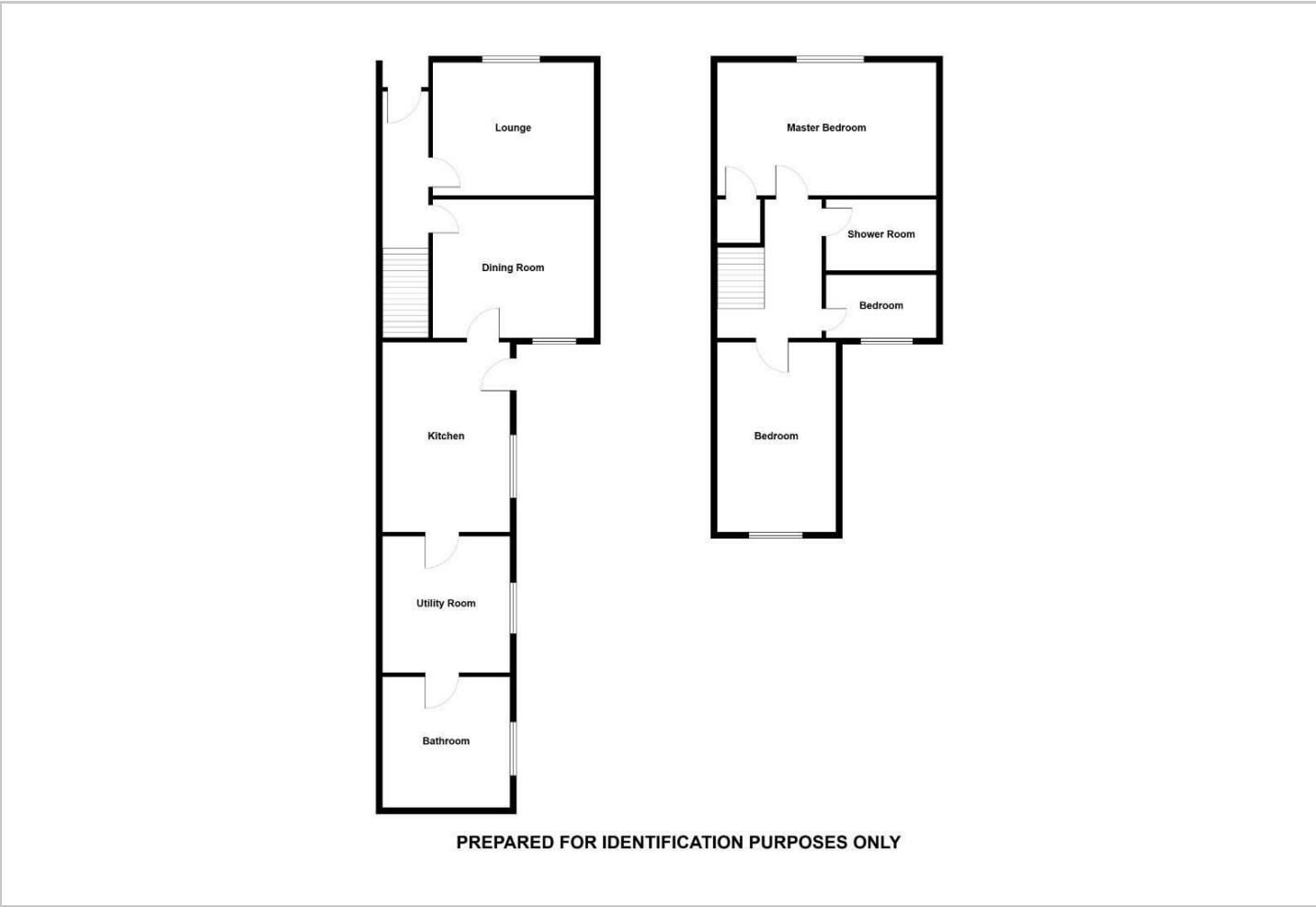
Hybrid Map



Terrain Map



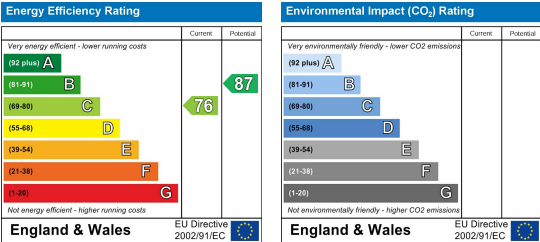
Floor Plan



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.