

HUNTERS[®]

HERE TO GET *you* THERE



Buchanan Road

Hemswell Cliff, DN21 5XT

Asking Price £89,995



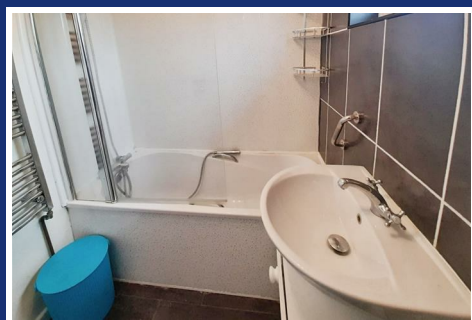
Council Tax: A



71 Buchanan Road

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ACCOMMODATION

uPVC double glazed Entrance door into:

ENTRANCE HALLWAY

Single radiator, laminate flooring and stairs rising to the first floor accommodation. Door giving access into:

L SHAPED LOUNGE THROUGH DINER

17'8" x 13'10" to maximum dimensions (5.39m x 4.22m to maximum dimensions)

uPVC double glazed windows to both front and rear elevations, single radiator, laminate flooring and access to under stairs storage.

Door giving access into:

KITCHEN

12'7" x 7'3" (3.83 x 2.20)

uPVC double glazed Entrance door and side window to the rear elevation giving access out to the low maintenance garden. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, larder cupboard, tiled splash backs, inset stainless steel sink and drainer, space for cooker, low level appliance and provision for automatic washing machine. Tiling to the flooring and doorway to:

LOBBY/UTILITY AREA

7'5" x 4'6" (2.27 x 1.36)

uPVC double glazed Entrance door to the front elevation, single radiator, fixed work surface with double wall units over, space for fridge freezer, tiled flooring.

FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation,

loft access, fitted storage cupboard one of which houses the gas fired central heating boiler. Doors giving access to:

BEDROOM ONE

12'10" x 8'8" (3.93m x 2.66m)

Hard wood double glazed window to the rear elevation, single radiator, laminate flooring and built in double wardrobe with sliding doors and doorway giving access into:

DRESSING ROOM

9'6" x 4'5" (2.90m x 1.37m)

Hardwood double glazed window to the front elevation, single radiator and laminate flooring continuing from the Bedroom.

BEDROOM TWO

11'6" x 10'0" (3.53m x 3.05m)

Hardwood double glazed window to the front elevation, single radiator, laminate flooring and built in open fronted wardrobe.

BATHROOM

7'4" x 5'5" to maximum dimensions (2.26m x 1.67m to maximum dimensions)

Hardwood double glazed window to the rear elevation, three piece suite comprising w.c., pedestal wash hand basin, panel sided bath with shower attachment over, part tiled walls and mermaid boarding splash backs, chrome heated towel rail.

EXTERNALLY

To the front the garden is gated and fenced enclosed mainly set to lawn with pathway leading to the front entrance door. The rear garden is divided into

slabbed patio, low maintenance gravelled area and raised decking feature.

Single allocated parking bay to the front of the property. The property also benefits from a single Garage built in a block with up and hinged door.

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 there is a Management Fee for the upkeep of the green areas of approximately £350 per annum.



Road Map



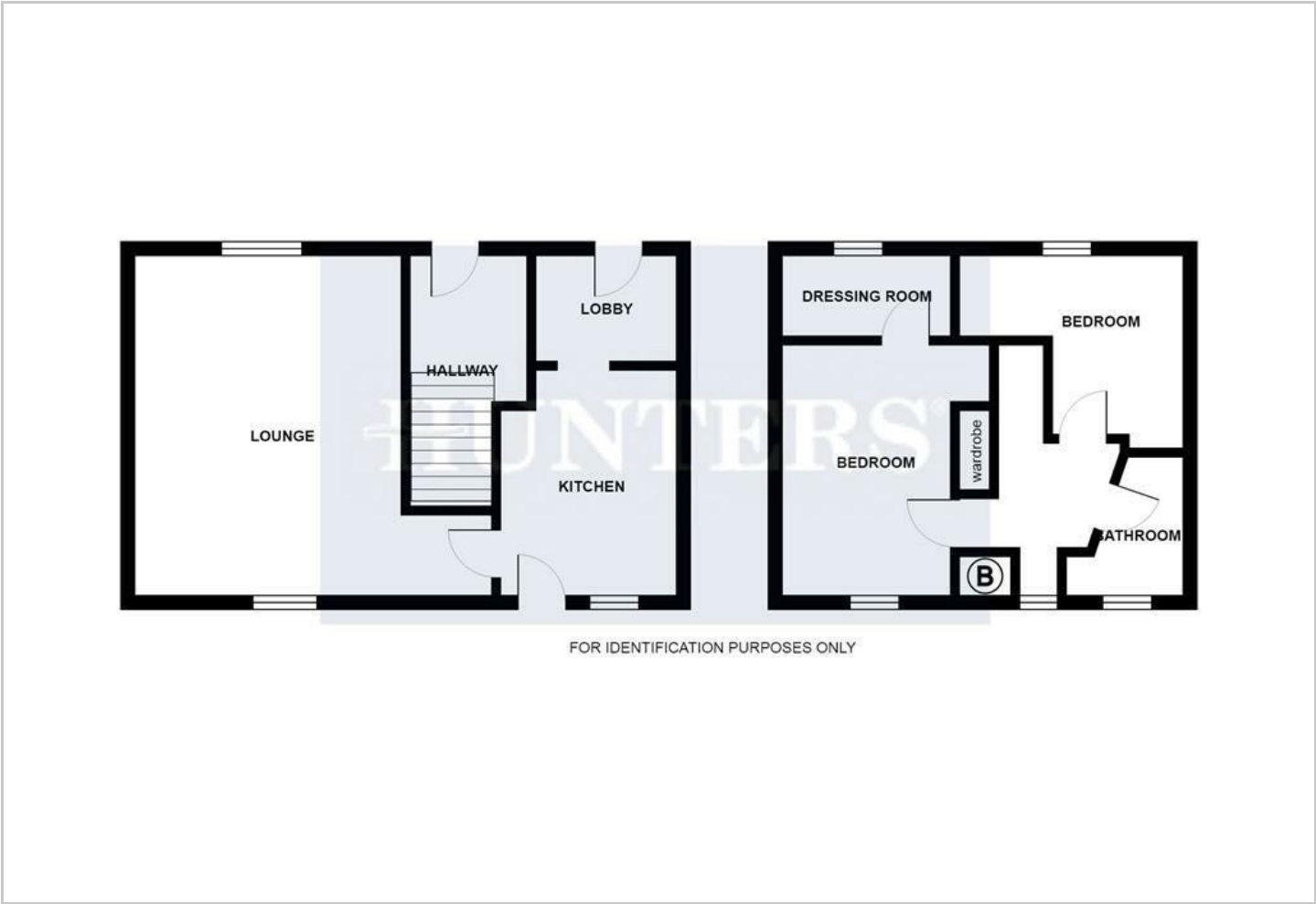
Hybrid Map



Terrain Map



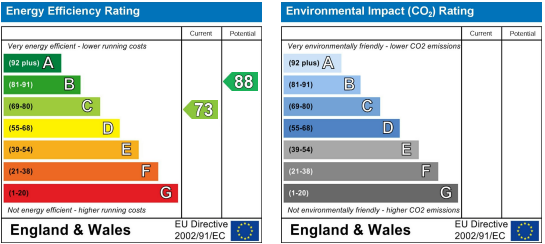
Floor Plan



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.