

HUNTERS®

HERE TO GET *you* THERE



Dunster Road

Gainsborough, DN21 1HL

Offers In The Region Of £275,000



Council Tax: C



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor, accommodation, laminate flooring, radiator, useful storage cupboard. Doors giving access to:

W.C.

5'2" x 3'11" (1.60m x 1.20m)

uPVC double glazed window to the front elevation, suite comprising w.c., hand basin mounted in vanity unit with tiled splashback, tiled flooring, radiator.

LOUNGE

18'4" x 11'9" (5.60m x 3.59m)

uPVC double glazed windows to both the front and rear elevations, two radiators, coving to ceiling.

DINING ROOM

10'10" x 10'9" (3.31m x 3.30m)

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

KITCHEN

10'9" x 8'9" (3.30m x 2.69m)

Accessed from both the Dining Room and Hallway. uPVC double glazed window to the rear elevation looking out to the garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob with extractor over, space for fridge freezer, provision for automatic washing machine and further space for dryer, tiled flooring, radiator. uPVC double glazed entrance door to the side and access to Pantry storage area.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, loft access with pulldown ladder, storage cupboard and doors in turn giving access to:

MASTER BEDROOM

18'4" x 10'1" (5.60m x 3.08m)

uPVC double glazed windows to both the front and rear elevations, two radiators, air conditioning unit, coving to ceiling.

BEDROOM TWO

12'7" x 10'9" (3.84m x 3.29m)

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

BEDROOM THREE

8'10" x 10'10" (2.71m x 3.31m)

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

L SHAPED BATHROOM

7'7" x 7'1" to its maximum dimensions (2.33m x 2.16m to its maximum dimensions)

uPVC double glazed window to the front elevation, suite comprising w.c., hand basin mounted in vanity unit, short panel sided bath with tiled splashback, separate shower cubicle, tiled flooring and coving to ceiling.

EXTERNALLY

To the front the garden is mainly set to lawn with driveway allowing off road parking leading to the detached Garage with up and over door, light and power and pathway leading to the front entrance door and to the side of the property to the enclosed rear garden which is also mainly set to lawn with patio area and fruiting trees.

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



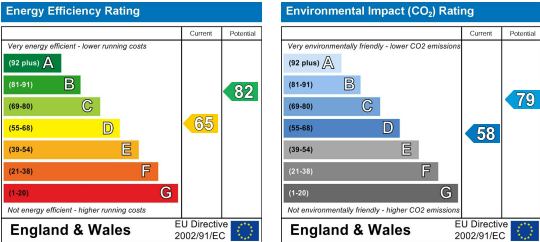
Floor Plan



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.