

HUNTERS[®]

HERE TO GET *you* THERE



Drake Street

Gainsborough, DN21 1DF

Asking Price £65,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with tiled flooring, and further glazed door opening into:

ENTRANCE HALLWAY

Radiator, stairs rising to the first floor accommodation and door giving access into:

OPEN PLAN LOUNGE DINING ROOM

26'2" x 11'10" to its maximum dimensions (8.00m x 3.61m to its maximum dimensions)

uPVC double glazed bay window to the front elevation and second uPVC double glazed window to the rear elevation, two radiators and coving to ceiling, sliding door giving access into:

KITCHEN

11'0" x 8'2" (3.37m x 2.50m)

uPVC double glazed windows to the rear and side elevations, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, space for cooker and fridge freezer and provision for automatic washing machine, tiled flooring and walls, radiator and opening into under stairs storage area.

FIRST FLOOR LANDING

With loft access and doors giving access to:

BEDROOM ONE

13'7" x 11'8" (4.16m x 3.57m)

uPVC double glazed window to the front elevation, radiator, range of fitted furniture including wardrobes and dressing table with useful drawers either side.

BEDROOM TWO

12'4" x 9'4" to its maximum dimensions (3.76m x 2.86m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, wardrobes built into alcove, one of which houses the gas fired central heating boiler, coving to ceiling.

BATHROOM

11'1" x 7'11" (3.38m x 2.43m)

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and electric shower over and radiator.

EXTERNALLY

To the front is a wall and gated low maintenance buffer garden with pathway leading to the front entrance door, to the rear is an enclosed garden with patio area. two lawned areas with planted borders and pathway leading to the rear with gated access and garage.

TENURE - Freehold

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

COUNCIL TAX

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



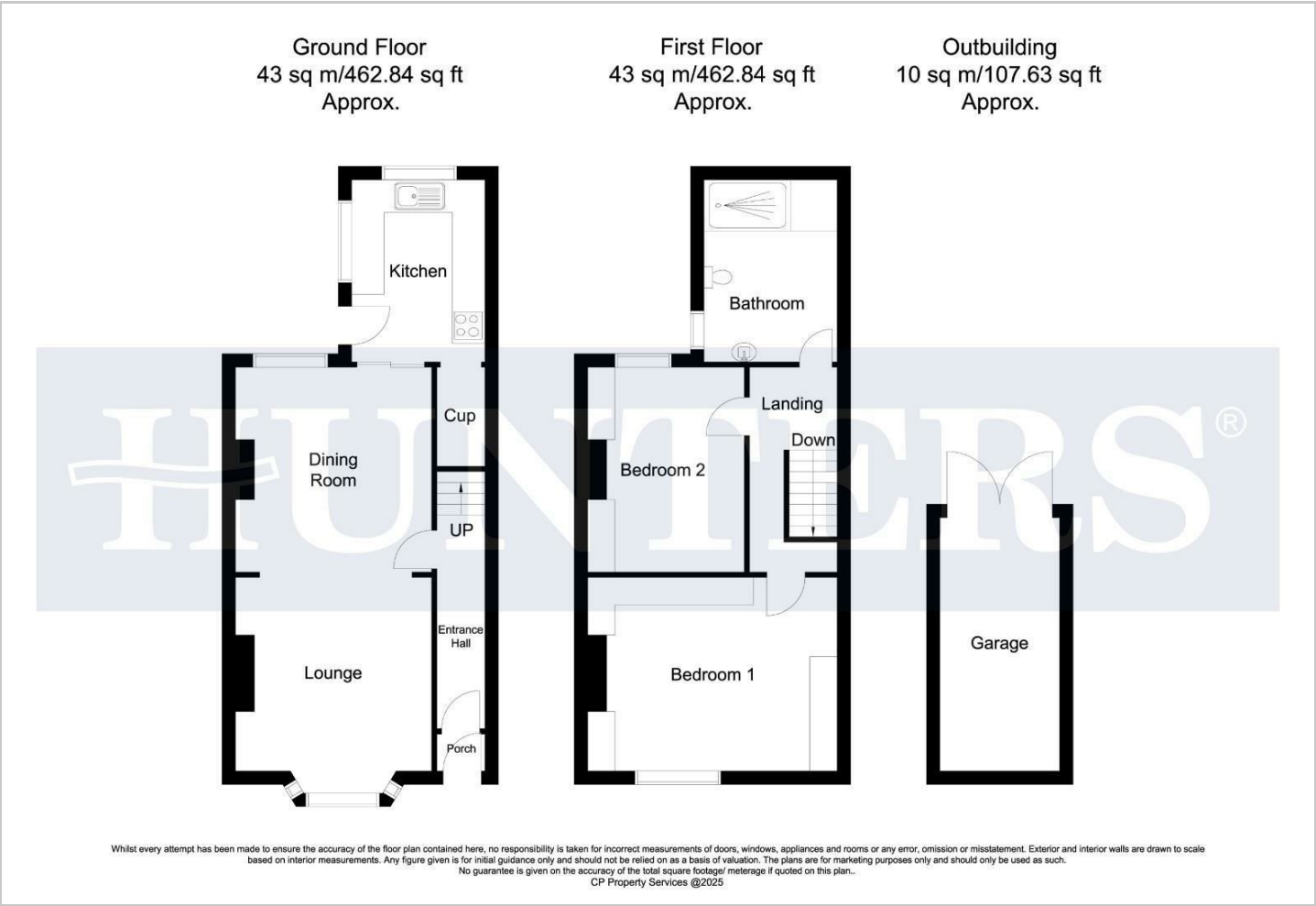
Hybrid Map



Terrain Map



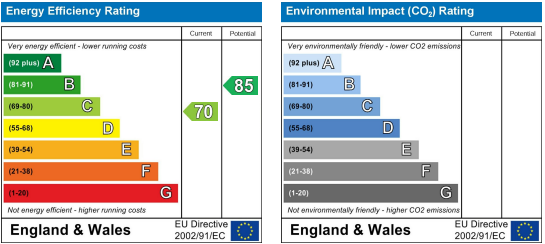
Floor Plan



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.