

HUNTERS®

HERE TO GET *you* THERE



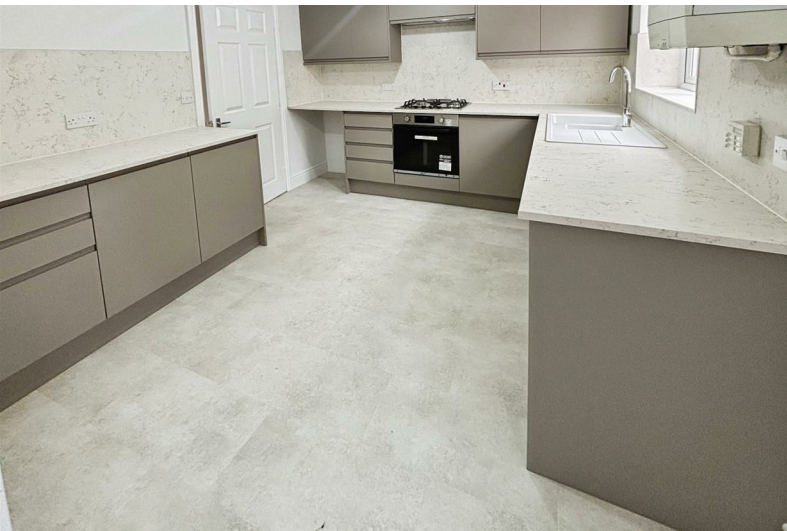
Juniper Way

Gainsborough, DN21 1GW

£185,000



Council Tax: B



25 Juniper Way

Gainsborough, DN21 1GW

£185,000



ACCOMMODATION

Composite entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, uPVC double glazed window to the side elevation, radiator, laminate flooring and doors giving access to:

LOUNGE/RECEPTION ONE

16'9" x 11'3" (5.13m x 3.44m)

uPVC double glazed window to the front elevation, radiator, laminate flooring continued from the Hallway. Archway giving access into:

DINING ROOM/RECEPTION TWO

16'0" x 8'3" (4.89m x 2.53m)

uPVC double glazed window to the front elevation and radiator.

KITCHEN

14'10" x 9'9" to its maximum dimensions (4.53m x 2.98m to its maximum dimensions)

Doorway from the Lounge.

uPVC double glazed window and composite double glazed entrance door to the rear elevation, newly fitted kitchen comprising base, drawer and wall units with complementary work surface and matching splashbacks, inset sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor over, space for low level appliances including automatic washing machine, radiator, wall mounted gas fired central heating boiler and door giving access into:

DOWNSTAIRS W.C.

4'11" x 3'3" (1.51m x 1.00m)

uPVC double glazed window to the rear elevation, w.c. hand basin with tiled splashback and radiator.

FIRST FLOOR LANDING

Loft access and doors giving access to:

MASTER BEDROOM

13'3" x 11'2" to maximum dimensions (4.05m x 3.42m to maximum dimensions)

uPVC double glazed window to the front elevation, radiator and coving to ceiling. Door giving access to:

EN SUITE SHOWER ROOM

5'8" x 4'11" (1.74m x 1.52m)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and corner shower cubicle with electric shower, tiled walls and flooring and radiator.

BEDROOM TWO

12'7" x 8'7" (3.85m x 2.64m)

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

BEDROOM THREE

11'7" x 7'1" (3.55m x 2.17m)

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

FAMILY BATHROOM

8'3" x 7'0" (2.53m x 2.15m)

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

EXTERNALLY

To the front is a driveway allowing off road parking and lawn area with pathway leading to the front

entrance door. To the rear is an enclosed garden with slabbed patio area, low level walling and lawn area with planted borders, space for shed.

COUNCIL TAX

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

TENURE - FREEHOLD

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



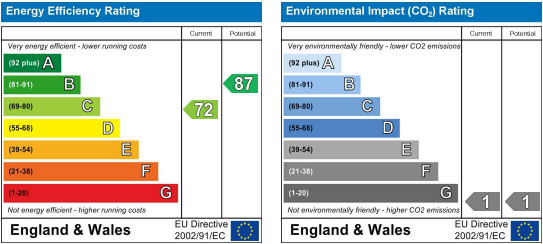
Floor Plan



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.