

HUNTERS®

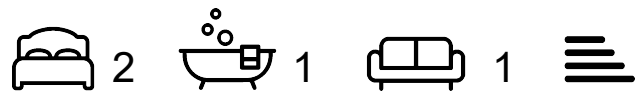
HERE TO GET *you* THERE



Sunningdale Way

Gainsborough, DN21 1JE

£120,000



Council Tax: A



84 Sunningdale Way

Gainsborough, DN21 1JE

£120,000



ACCOMMODATION

Composite entrance door leading into:

KITCHEN

10'1" x 9'4" (3.09m x 2.85m)

uPVC double glazed window to the front elevation, gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, inset electric oven, four ring gas hob with extractor over, radiator, space for fridge freezer, sliding doors giving access to Lounge area and door giving access to:

W.C./UTILITY

6'10" x 4'0" (2.10m x 1.22m)

uPVC double glazed window to the front elevation, fitted base unit with worksurface over and circular sink, provision for automatic washing machine, radiator, w.c., and wall mounted gas fired central heating boiler.

LOUNGE

14'5" x 12'2" to its maximum dimensions (4.40m x 3.71m to its maximum dimensions)

uPVC double glazed French doors and windows to the rear elevation giving access out to the enclosed rear garden, stairs rising to first floor accommodation, radiator and sliding door giving access to storage cupboard.

FIRST FLOOR LANDING

Airing cupboard and doors giving access to:

BEDROOM

10'4" x 8'6" (3.16m x 2.60m)

uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes.

BEDROOM

11'10" x 10'3" to its maximum dimensions (3.61m x 3.14m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, range of fitted wardrobes and loft access.

BATHROOM

6'3" x 5'8" (1.91m x 1.75m)

Suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and mixer shower over, radiator.

EXTERNALLY

To the front is a driveway allowing off road parking and to the rear an enclosed garden with patio area, lawn area, gravel feature and space for shed to the rear.

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 with regards to the maintenance of the green areas of approximately £95.00 per annum



Road Map



Hybrid Map



Terrain Map



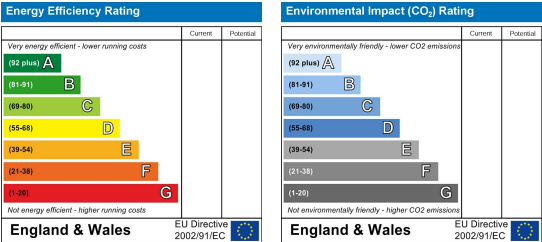
Floor Plan



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.