

HUNTERS®

HERE TO GET *you* THERE



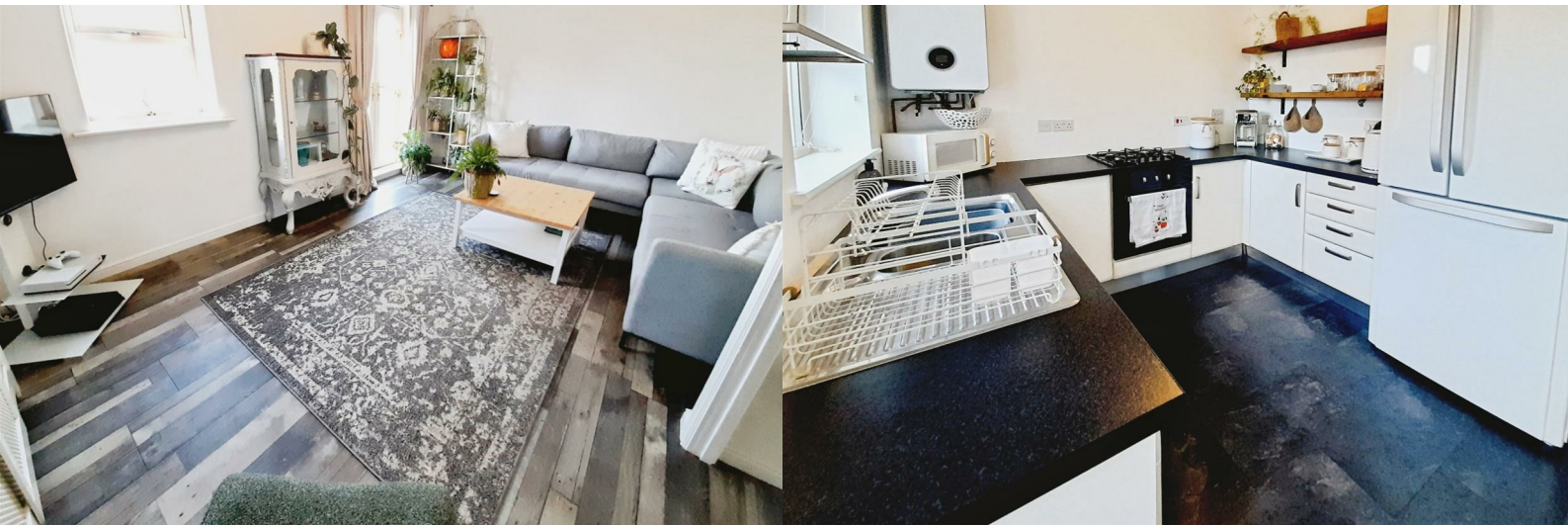
Horsley Road

Gainsborough, DN21 2TD

Asking Price £220,000



Council Tax: C



41 Horsley Road

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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

With laminate flooring, stairs rising to the first floor accommodation with storage cupboard under, radiator, inset spotlights to ceiling and doors giving access to:

W.C.

6'3" x 3'4" (1.91m x 1.03m)

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

L SHAPED KITCHEN DINER

17'10" x 16'2" to its maximum dimensions (5.46m x 4.95m to its maximum dimensions)

uPVC double glazed windows to the rear and side elevation and uPVC double glazed French doors with side windows to the rear elevation giving access out to the enclosed low maintenance garden. Fitted kitchen comprising base and drawer units with complementary work surface, inset sink and drainer with mixer tap, integrated electric oven and four ring gas hob, provision for automatic washing machine, space for fridge freezer, radiator.

FIRST FLOOR LANDING

With stairs rising to the second floor accommodation, radiator, laminate flooring and doors giving access to:

LOUNGE

16'4" x 12'9" (5.00m x 3.90m)

uPVC double glazed window and French doors with juliet balcony to the rear elevation, laminate flooring and radiator.

BEDROOM TWO

14'2" x 9'7" (4.34m x 2.93m)

uPVC double glazed window to the front elevation, laminate flooring and radiator.

FAMILY BATHROOM

6'5" x 6'4" (1.97m x 1.94m)

uPVC double glazed window to the front elevation, suite comprising w.c, pedestal wash hand basin and panel sided bath with mixer shower over, part tiled walls, laminate flooring and heated towel rail.

SECOND FLOOR LANDING

With loft access, laminate flooring and radiator. Doors in turn giving access to:

MASTER BEDROOM

11'10" x 10'0" (3.63m x 3.07m)

uPVC double glazed window to the front elevation, laminate flooring, radiator and range of fitted wardrobes. Door giving access to:

EN SUITE SHOWER ROOM

8'6" x 6'0" to its maximum dimensions (2.61m x 1.84m to its maximum dimensions)

uPVC double glazed window to the front elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback and single shower cubicle, laminate flooring and radiator.

BEDROOM THREE

12'11" x 8'2" (3.96m x 2.50m)

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

BEDROOM FOUR

8'1" x 7'9" (2.48m x 2.38m)

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

EXTERNALLY

To the front the driveway allows off road parking for multiple vehicles leading to the integral Garage and front entrance door and to the rear is an enclosed low maintenance garden with gravel feature pathway leading to the rear gate access, planted borders and space for shed.

GARAGE

17'4" x 8'5" (5.29m x 2.59m)

With access from the Hallway. With up and over door and light and power.

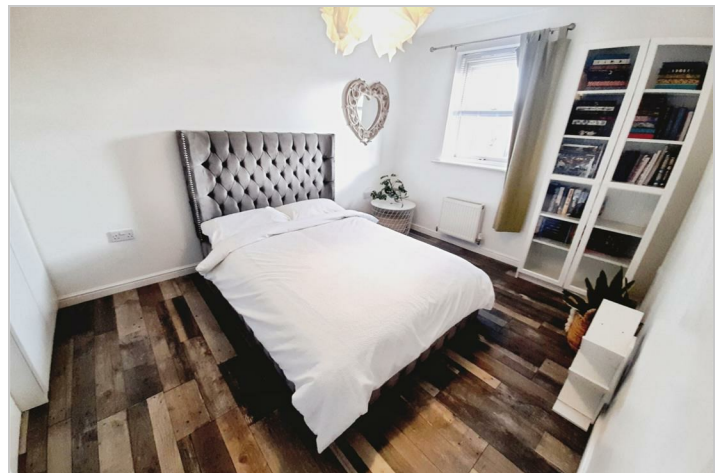
TENURE - Freehold

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



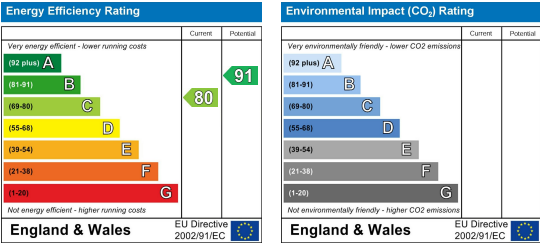
Floor Plan



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.