

# HUNTERS®

HERE TO GET *you* THERE



## Wheeldon Street

Gainsborough, DN21 1BS

£70,000



Council Tax: A

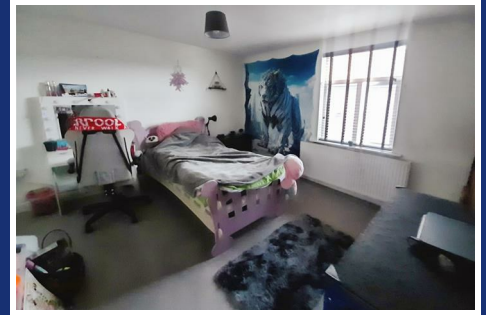
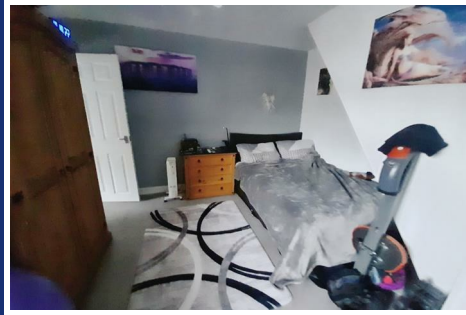




# 1 Wheeldon Street

Gainsborough, DN21 1BS

£70,000



## ACCOMMODATION

uPVC double glazed entrance door leading into:

### LOUNGE

12'7" x 11'10" (3.84m x 3.62m )

iPVC double glazed windows to the front and side elevation, radiator and door giving access into:

### HALLWAY

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

### KITCHEN DINER

12'6" x 11'8" (3.82m x 3.57m )

uPVC double glazed windows to the side elevation, Fitted kitchen comprising base and drawer units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, access to under stairs storage area, radiator, inset spotlights to ceiling, space for fridge freezer. Door leading into:

### UTILITY AREA

6'9" x 6'1" (2.08m x 1.86m )

uPVC double glazed entrance door to the side elevation, fitted worksurface with provision for automatic washing machine, wall mounted gas fired central heating boiler, Door giving access to:

### DOWNSTAIRS SHOWER ROOM

6'11" x 2'5" (2.12m x 0.74m )

uPVC double glazed window to the rear elevation, radiator, w.c., hand basin mounted in vanity unit, part tiled walls, shower cubicle.

## FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, radiator, stairs rising to the second floor accommodation and doors giving access to:

### BEDROOM

12'7" x 12'0" (3.85m x 3.66m )

uPVC double glazed window to the front elevation, radiator and storage closet.

### MASTER BEDROOM

12'7" x 11'11" (3.84m x 3.65m )

uPVC double glazed window to the rear elevation, radiator and door giving access to:

### EN SUITE BATHROOM

9'1" x 6'11" (2.77m x 2.11m )

uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin with tiled splashback, L shaped bath with tiled splashback, chrome heated towel rail, inset spotlights to ceiling and storage cupboard.

### ATTIC BEDROOM

12'9" x 9'2" (3.89m x 2.80m )

uPVC double glazed window to the side elevation and radiator.

### EXTERNALLY

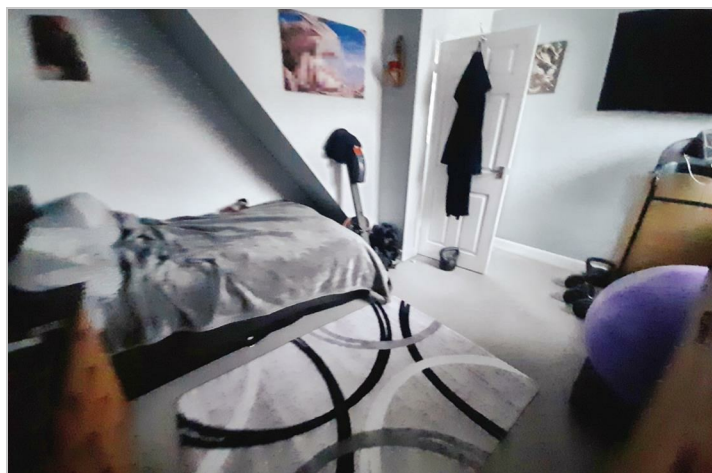
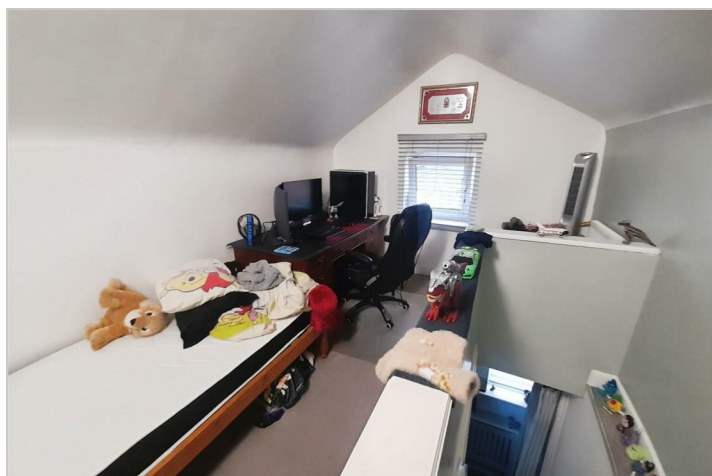
To the rear is an enclosed low maintenance gravelled garden.

### TENURE - Freehold

### RATES

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



Road Map



Hybrid Map



Terrain Map



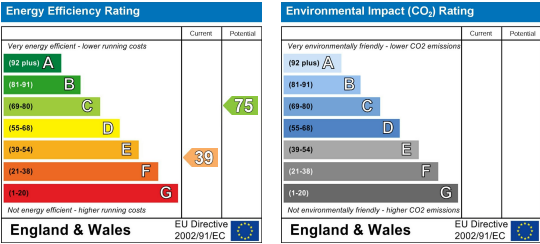
Floor Plan



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.