

HUNTERS®

HERE TO GET *you* THERE



Harpwell, Gainsborough, DN21 5UU

Asking Price £175,000



Council Tax: C



Bellwood Farm Cottage

Harpswell, Gainsborough, DN21 5UU

Asking Price £175,000



DIRECTIONS

Heading from Gainsborough heading towards Corringham on the A631 continue onto Harpswell past the Park Home site and look for a turning on the right signed for Hall Farm Gardens take this turning and continue down the lane and the property is located on the left hand side.

ACCOMMODATION

UPVC double glazed entrance door gives access into the entrance hallway with stairs rising to first floor accommodation and doors giving access to:

LOUNGE

14'0" x 13'5" (4.28m x 4.11m)

uPVC double glazed windows to the front and side elevation, beam feature to ceiling, brick fireplace with tiled hearth and wood surround.

SECOND RECEPTION/DINING ROOM

14'1" x 13'10" (4.30m x 4.22m)

Doorway from Entrance Hall.

Two uPVC double glazed windows to the front elevation, tiled fireplace and hearth with wood surround, storage cupboard into alcove and further useful storage area/pantry located under the stairs. Doorway giving access into:

KITCHEN

12'8" x 8'10" (3.87m x 2.70m)

uPVC double glazed window to the rear elevation, fitted kitchen comprising base drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap. Space for cooker and provision for automatic washing machine further spaces for other appliances, wooden door gives access into:

REAR HALLWAY

uPVC double glaze window to the rear elevation with additional doors giving access to:

W.C.

With low level w.c., handbasin with tiled splashback.

LEAN TO /WOODEN CONSTRUCTION

21'5" x 9'4" (6.53m x 2.86m)

Door from the rear Hallway.

With single glazed windows to the rear and side elevation and double glazed French doors to the side elevation

FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation and doors in turn giving access to:

BEDROOM

15'0" x 14'9" to its maximum dimensions (4.59m x 4.52m to its maximum dimensions)

Double glazed window to the front elevation and wall mounted electric heater.

BEDROOM TWO

15'1" x 14'4" (4.62m x 4.39m)

uPVC double glazed window to the front elevation and doors giving access to storage cupboard and airing cupboard.

L SHAPED SHOWER ROOM

11'7" x 7'3" (3.55m x 2.23m)

uPVC double glazed window to the front elevation, suite comprising of low-level w.c. pedestal wash hand basin with tiled splashback and shower cubicle with electric shower, loft access

EXTERNALLY

Externally to the front side and rear are mature gardens with a variety of shrubs, bushes and trees with open field views and ample area for off-road parking.

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



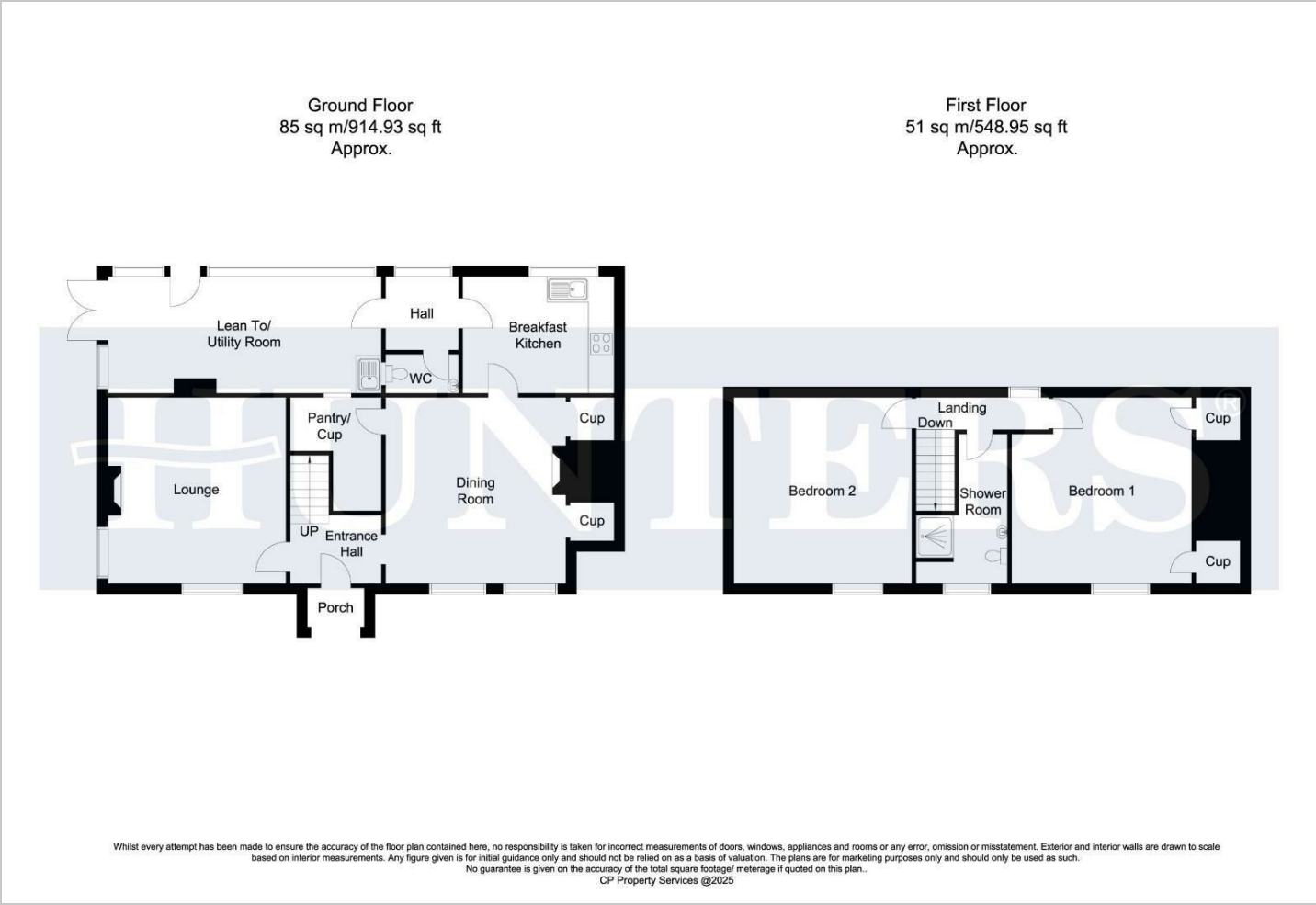
Hybrid Map



Terrain Map



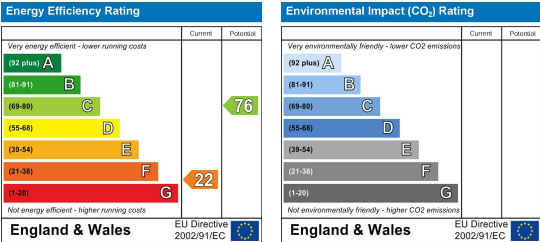
Floor Plan



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.