



## Pillard House Lane

Gainsborough, DN21 1HX

£74,950



We offer to the market with NO CHAIN for ease of purchase a three bedroom end of terrace house located centrally within the market town of Gainsborough which is well served with amenities including Marshall yard retail complex, schools, cafes, restaurants and the riverside. Accommodation briefly comprising Lounge, Dining Room, Kitchen and Utility with three Bedrooms and family Bathroom to the first floor.



## ACCOMMODATION

uPVC double glazed door leading into:

**LOUNGE** 12'6" x 11'1" (3.82 x 3.38)

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

**DINING ROOM** 12'7" x 11'3" with recess into doorway (3.86 x 3.45 with recess into doorway)

Access to stairs with storage area, uPVC double glazed window to the rear elevation, two radiators, fireplace with gas fire. Door giving access to:

**KITCHEN** 9'8" x 6'11" (2.96 x 2.12)

uPVC double glazed window and entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary worksurface, stainless steel sink and drainer, tiled splashbacks, space for cooker, radiator and opening into:

**UTILITY AREA** 7'1" x 4'6" (2.18 x 1.39)

uPVC double glazed window to the side elevation, radiator, fitted worksurface, provision for automatic washing machine and space for fridge freezer.

## FIRST FLOOR LANDING

Doors giving access to

**BEDROOM TWO** 11'1" x 10'9" (3.40 x 3.30)

uPVC double glazed window to the front elevation, radiator, built in double wardrobe and access to storage cupboard housing the gas fired central heating boiler.

**BEDROOM ONE** 12'7" x 11'3" (3.86 x 3.43)

uPVC double glazed window to the rear elevation, radiator and two fitted double wardrobes, loft access and door giving access to:

**BEDROOM THREE** 9'7" x 7'0" (2.94 x 2.14)

uPVC double glazed window to the rear elevation and two radiators.

**BATHROOM** 11'1" x 4'11" to maximum dimensions (3.39 x 1.52 to maximum dimensions)

Suite comprising w.c., pedestal wash hand basin and panel sided bath with shower attachment over, mermaid board splashback, spotlights to ceiling.

## EXTERNALLY

To the front is a low maintenance buffer garden and to the rear an enclosed low maintenance yard and brick built storage.

## COUNCIL TAX

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

## TENURE - FREEHOLD

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.

124 Trinity Street, Gainsborough, DN21 1JD

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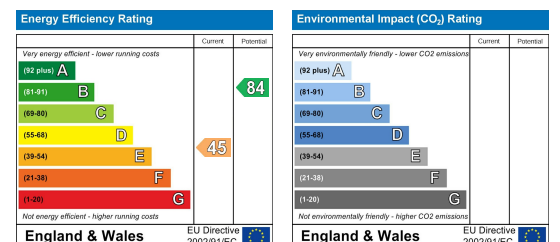
## Area Map



## Floor Plans



## Energy Efficiency Graph



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