



Morton Terrace, Gainsborough DN21 2RF

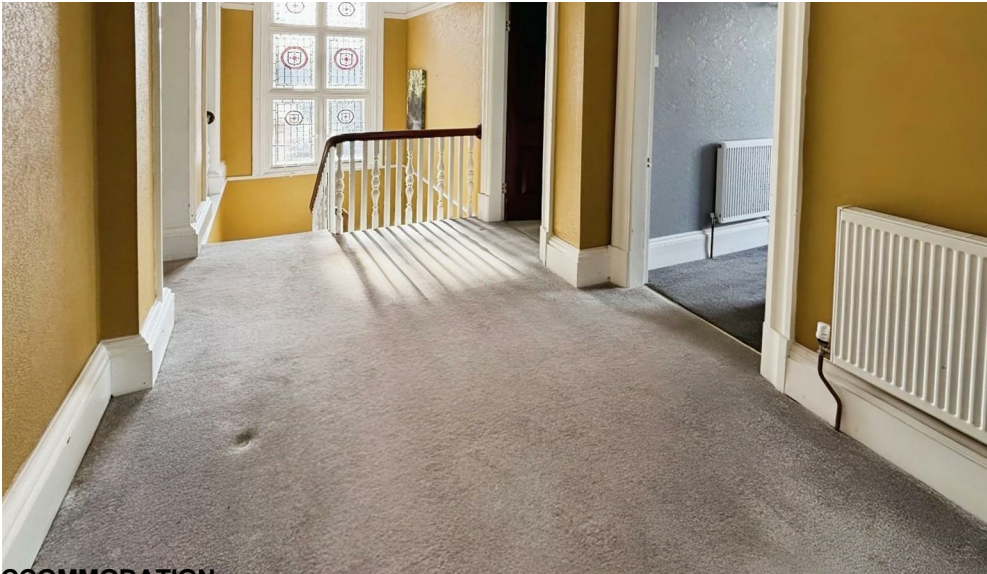
HUNTERS
EXCLUSIVE



Morton Terrace, Gainsborough DN21 2RF

Hunters are delighted to offer to the market this well recognised iconic five bedroom property which dates back to the early 1900's and retains many of the original period features, located in the heart of the market town of Gainsborough. We highly recommend early viewing to appreciate the extensive accommodation on offer and the history of the property. Accommodation to the ground floor comprising Entrance Porch, Entrance Hallway, Dining Room, Conservatory, Drawing Room, Morning Room, Rear Hallway, Cloakroom, Kitchen with Pantry, Scullery and Boiler Room, to the first floor are five Bedrooms, Study, separate w.c. and Bathroom.





ACCOMMODATION

Entrance Porch with part wood part leaded light stained glass front door with matching side screen and transoms over, quarry tiled flooring.

ENTRANCE HALL

Part wood, part leaded light stained glass door with matching side screens and transoms over, original parquet oak flooring, picture rail. Stairs rising to first floor accommodation.

DINING ROOM

16'9" x 11'10" plus walk in bay window
Bay window to the front elevation and window to the side elevation both with sliding sashes, original feature fireplace with decorative tiled inset with oak surround and open fire place, radiator. Ornate decorative frieze, picture rail, serving hatch to the rear hallway. Door giving access to:

CONSERVATORY

7'4" x 14'11"
Part wood, part glazed door to the front elevation, windows to the side elevation and quarry tiled floor



DRAWING ROOM

16'4" x 11'10" plus walk in bay window
Square bay window to the front elevation with sliding sash windows, radiator, original fireplace with tiled hearth and inset with multi fuel burner. Sliding sash style window to the side elevation, ornate decorative frieze and picture rail.

MORNING ROOM

13'1" x 12'4" plus bay window
Bay window to the side elevation with sliding sash style windows, original fireplace with tiled hearth and inset oak surround with multi fuel burner, ornate frieze, picture rail, wooden flooring and radiator. Doors to either side of the fireplace opening to the rear elevation.

REAR HALLWAY

Cellar access

KITCHEN

14'4" x 10'11"
With built in cupboards with three sliding doors and three cupboards over, quarry tiled flooring. Range of soft close base units with complementary oak work top over, integrated cooker and tiled wall to the rear, sliding sash



style windows to the rear elevation, original buzz board above the door. Door leading into:

PANTRY

4'5" x 10'9"

With quarry tiled flooring and cold shelf, space for fridge and freezer.

SCULLERY

10'0" x 7'4"

Retaining the original copper, stainless steel sink and drainer, provision for dish washer. Door leading into:

BOILER ROOM

Hot water cylinder for domestic hot water, wall unit, space and plumbing for automatic washing machine, space for dryer.

W.C.

Sash window to the side elevation, w.c., handbasin in vanity unit, tiled flooring, radiator.

HALF LANDING

With feature leaded light stained glass window, radiator, continuing to the main Landing.



LANDING

Built in Linen cupboard with double doors and cupboards above, archway with ballister opening to the side.

BEDROOM

14'11" x 12'0"

With original cast iron fireplace with tiled hearth and inset, sliding sash style windows to the front elevation opening to the verandah, radiator, picture rail.

STUDY

7'10" x 6'11"

With original gas wall light fitting and glazed door opening onto the Verandah to the front elevation, radiator, picture rail.

BEDROOM

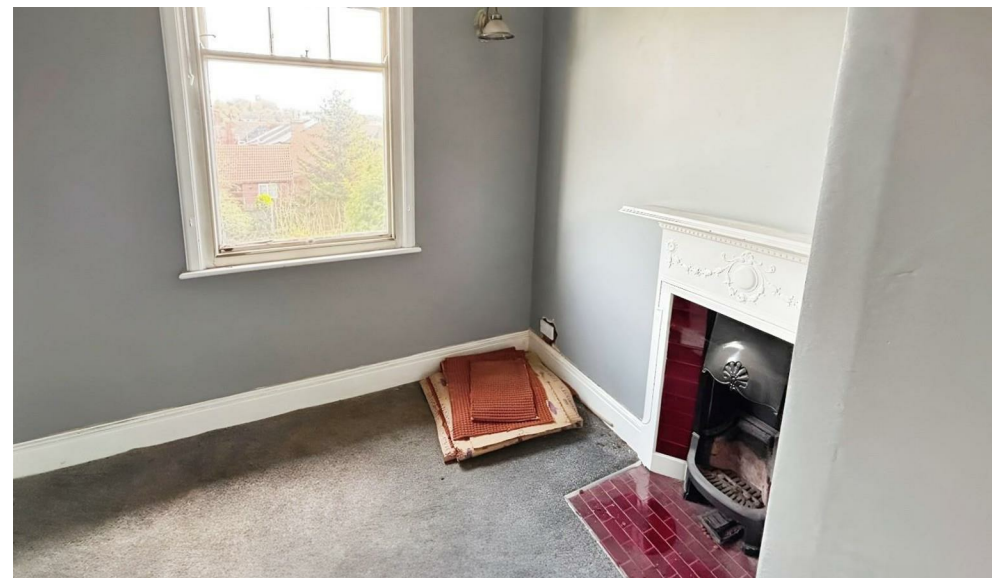
14'4" x 11'8"

With original cast iron fireplace with tiled hearth and inset, sliding sash style window to the front elevation, ornate frieze and picture rail.

MASTER BEDROOM

12'5" x 11'8"

Sliding sash style windows to the rear and side elevations, original tiled cast iron fireplace, radiator and picture rail.



ARCHWAY OFF THE LANDING GIVES ACCESS TO:

BEDROOM

10'0" x 6'11"

Sliding sash style window with views to the rear elevation, original gas wall light.

BEDROOM

12'0" x 7'8"

Original cast iron tiled fireplace with tiled hearth, sliding sash style windows with views to the rear elevation.

SEPARATE W.C.

Low flush w.c., tiled walls, underfloor heating and tiled flooring.

BATHROOM

7'8" x 7'6"

With suite comprising vitreous enamel rolled top bath with claw and ball feet, wash hand basin set on vanity unit, walk in shower cubicle with cascade shower, sliding sash style window to the rear elevation, under floor heating with tiled flooring and part tiled walls.

EXTERNALLY

To the front of the property is a gravelled area and driveway which provides parking for vehicle and leads to the side of the property. To the other side of the property is an area of garden. Garden Store/Workshop (44'10 x 13'2 narrowing to 12'0 (13.67m x 4.01m narrowing down to 3.66m) The garden continues to the rear of the property where there is an area of lawned garden interspersed with a variety of shrubs, flowers and trees.

COUNCIL TAX

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

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

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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -
01427 616118 <https://www.hunters.com>

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