

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Drake Street

Gainsborough, DN21 1DF

Asking Price £75,000



Offered with ON ONWARD CHAIN we have a a two bedroom mid terrace house located to the south side of the market town of Gainsborough, which is well served with local amenities including road and rail links, supermarket, leisure facilities and the Riverside. VIEWING HIS HIGHLY RECOMMEND Accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen and to the first floor are two double bedrooms and the family bathroom. Externally there is a front buffer garden and enclosed extended rear garden with single garage.





**ACCOMMODATION**  
uPVC double glazed door leading into:

**STORM PORCH**  
Part tiled walls and wooden glazed entrance door leading into:

**ENTRANCE HALLWAY**  
Stairs rising to first floor accommodation, radiator and door giving access to:

**DINING ROOM 12'3" x 11'10" (3.74m x 3.63m )**  
uPVC double glazed window to the rear elevation, radiator, access to stairs storage and glazed French doors giving access to:

**LOUNGE 11'11" x 11'8" (3.64m x 3.57m )**  
uPVC double glazed bow window to the front elevation, radiator, brick fireplace with painted wood surround and mantle and inset gas fire.

**KITCHEN 11'2" x 7'11" (3.41m x 2.42m )**  
Door from Dining Room.  
uPVC double glazed window to the side elevation and double glazed entrance door to the side elevation. Fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, inset sink and drainer with mixer tap, space for cooker, fridge freezer and provision for automatic washing machine.

**FIRST FLOOR LANDING**  
Loft access, useful storage cupboard and doors giving access to:

**BEDROOM ONE 15'4" x 11'8" (4.68m x 3.58m )**  
uPVC double glazed window to the front elevation, radiator, second loft access, coving and dado rail.

**BEDROOM TWO 12'3" x 9'6" (3.75m x 2.91m )**  
uPVC double glazed window to the rear elevation, fitted furniture comprising drawer units and shelving, radiator.

**BATHROOM 11'1" x 8'0" (3.40m x 2.44m )**  
uPVC double glazed windows to the side and rear elevations, suite comprising w.c., hand basin mounted in vanity unit and corner bath, radiator, airing cupboard housing the gas fired central heating boiler.

**EXTERNALLY**  
To the front is a low maintenance wall and gated buffer garden leading to the front entrance door and to the rear is an enclosed extended garden with gated access and single Garage, brick built storage shed. The garden is mainly set to lawn with concrete patio area and potential off road parking.

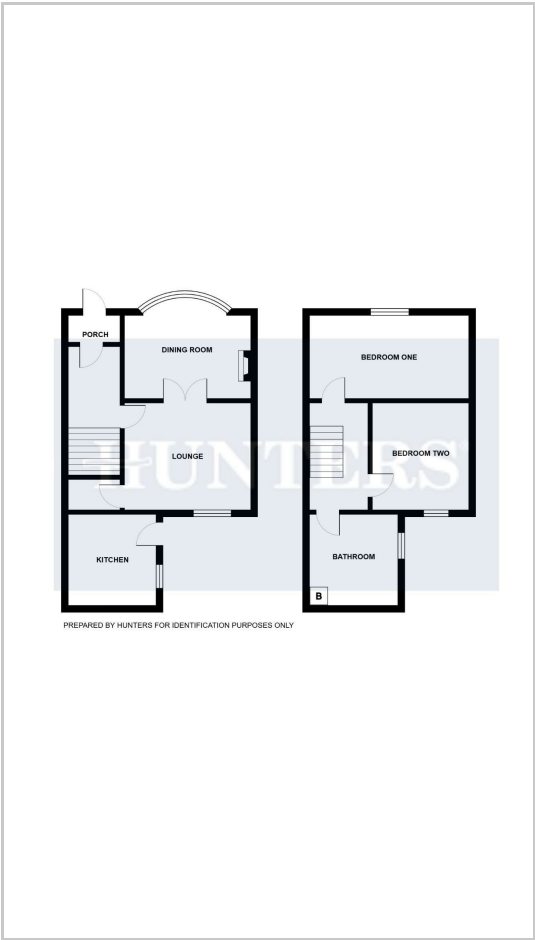
**COUNCIL TAX**  
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

**TENURE - FREEHOLD**

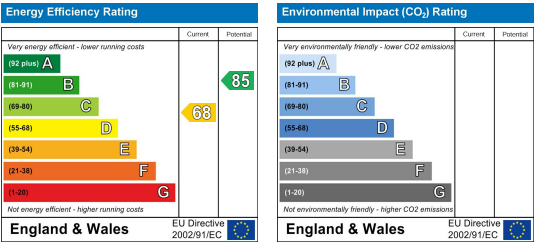
Area Map



Floor Plans



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.