



70 Lea Road

Gainsborough, Lincolnshire. DN21 1AD





70 Lea Road, Gainsborough

A two bedroom terraced house situated on the outskirts of Gainsborough with easy access to both the centre of Gainsborough and Lincoln. The property offers the following accommodation: lounge, dining room, kitchen, two bedrooms and bathroom. Small walled garden to frontage and rear garden/courtyard area, brick outbuilding and garden shed.

The property would benefit from some refurbishment/update in areas.

Ideal for First Time Buyer or Investment Opportunity.

ACCOMMODATION

Lounge [14' into the window x 12' (4.26m x 3.65m)] having an easterly outlook over small front garden area and across Lea Road; obscure double glazed panel front entrance door, fireplace to chimney breast with fitted gas fire and built-in cupboard space to one side, ceiling cornice and radiator. Door through to:

Stairs Lobby having stairs up to first floor, radiator and door through to:

Good Size Dining Room [12'10" x 12'4" (3.91m x 3.76m)] with a westerly outlook over the rear courtyard; fireplace to chimney breast with fitted gas fire, accompanying built-in cupboard space to one side, built-in under stairs storage cupboard, radiator and door through to:

Kitchen [9'6" x 5'10" (2.89m x 1.78m)] having a southerly outlook into the courtyard area; a good range of fitted base, drawer and wall units, work surface areas with single drainer, stainless steel sink unit inset, space below for laundry/kitchen white goods, space between units for free standing gas cooker with cooker hood above. There is a radiator and obscure glazed panel door to grounds.





First Floor

Landing

Bedroom [12'9" x 12'5" (3.88m x 3.78m)] with an easterly outlook cross Lea Road. built-in clothes closet to one corner and radiator.

Bedroom [9'7" x 8'7" (2.92m x 2.61m)] with a westerly outlook down over the courtyard garden; and radiator.

Bathroom [12' 2" x 6' (3.71m x 1.83m)] having panel bath to one wall with Mira sport shower fitting, accompanying wall tiling and shower curtain rail above, pedestal wash hand basin and low-level WC. Built in airing cupboard to one corner with Ideal gas fired, central heating boiler, ladderback style radiator/towel rail and wall mounted electric bathroom heater.

OUTSIDE

To the front of the property, there is a small garden area with hedging and low retaining wall with a pathway leading to the front door. There is a passageway in the terrace which provides access through to the rear of the house.

A concrete courtyard area adjoins the rear with accompanying brick sheds and a small garden shed. The area is enclosed with hedging with a small area laid to grass.

West Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

