

HUNTERS®

HERE TO GET *you* THERE



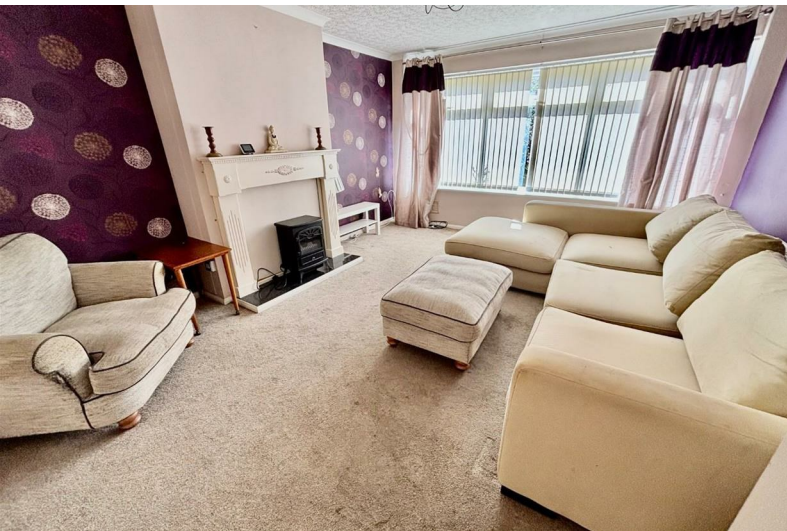
The Green

Gainsborough, DN21 1UE

£99,995



Council Tax: A



3 The Green

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£99,995



ACCOMMODATION

uPVC double glazed Entrance door with side window into:

HALLWAY

Stairs rising to first floor accommodation, radiator, laminate flooring. Doors to:

LOUNGE

13'1" x 15'11" (3.99m x 4.87)

uPVC double glazed window to the front elevation, radiator, fireplace, coving to ceiling.

KITCHEN BREAKFAST ROOM

12'2" x 11'9" (3.73m x 3.59m)

uPVC double glazed window to the rear elevation, radiator, fitted kitchen with base, drawer and wall units stainless steel sink and drainer, integrated oven, hob and extractor, space for fridge freezer, provision for automatic washing machine, laminate flooring.

REAR LOBBY

uPVC double glazed Entrance door to the rear elevation, radiator, fitted base and wall units, radiator, laminate flooring.

W.C.

4'10" x 3'3" (1.49m x 1.00m)

uPVC double glazed window to the rear elevation, radiator, w.c., pedestal wash hand basin, tiled splash backs.

FIRST FLOOR LANDING

Loft access. Door to:

BEDROOM 1

12'0" x 10'9" (plus recess to door) (3.67m x 3.29m (plus recess to door))

uPVC double glazed window to the front elevation, radiator.

BEDROOM 2

9'8"m x 10'8" (plus recess to door) (2.95mm x 3.27m (plus recess to door))

uPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

8'2" x 8'8" (2.51m x 2.65m)

uPVC double glazed window to the front elevation, radiator.

BATHROOM

8'8" x 5'7" (2.65m x 1.71m)

uPVC double glazed window to the rear elevation, radiator, w.c., pedestal wash hand basin, bath, tiled splash backs.

EXTERNALLY

Enclosed low maintenance front and rear gardens.

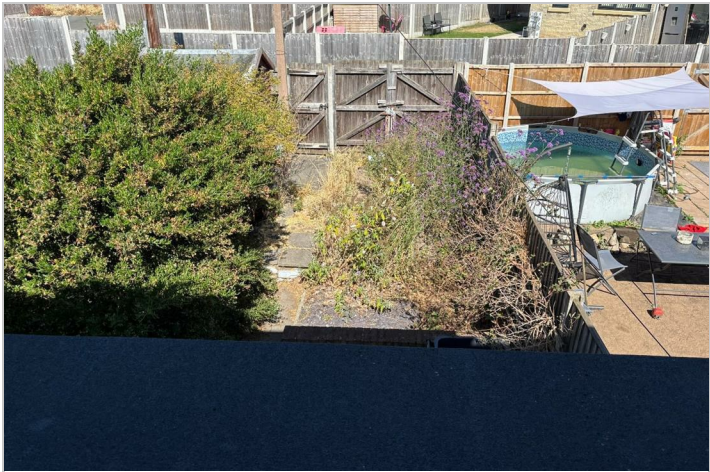
TENURE - Freehold

COUNCIL TAX

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

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 at £45.00 + VAT



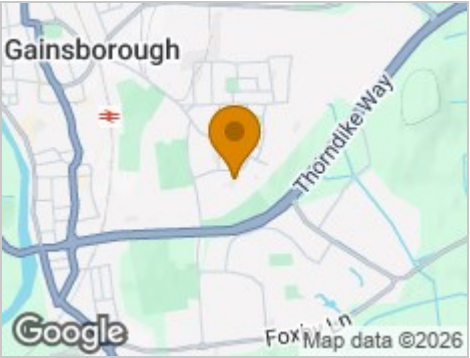
Road Map



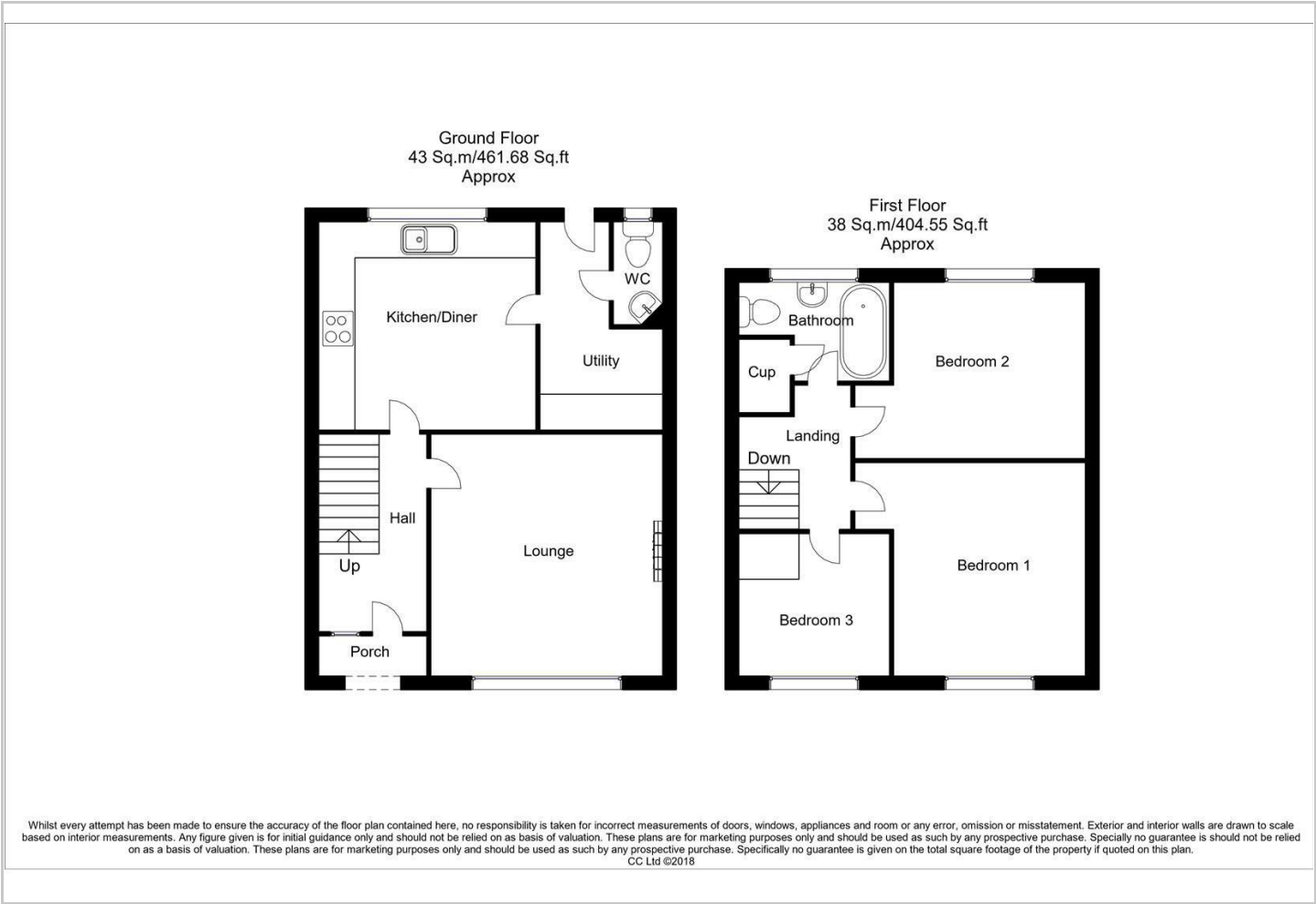
Hybrid Map



Terrain Map



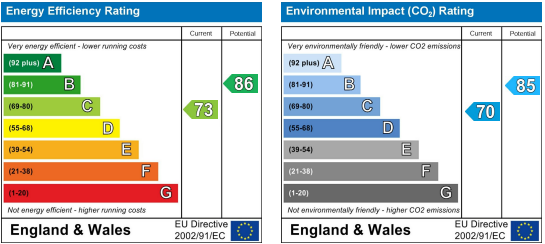
Floor Plan



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.