HUNTERS®

HERE TO GET *you* THERE

Alfred Street

Gainsborough, DN21 2LB

£145,000

3 1 2 D

Council Tax: A

47 Alfred Street

Gainsborough, DN21 2LB

£145,000

ACCOMMODATION
uPVC double glazed Entrance door leading into:

ENTRANCE HALLWAY
Stairs rising to the first floor accommodation with storage under, vertical radiator and laminate flooring. Door giving access to:

LOUNGE
11'5" x 11'4" with recess into bay window (3.49m x 3.47m with recess into bay window)
uPVC double glazed bay window to the front elevation with fitted window seat, radiator, fireplace and laminate flooring.

OPEN PLAN KITCHEN DINER
17'4" x 14'0" to maximum dimensions (5.29m x 4.27m to maximum dimensions)
uPVC double glazed French doors to the rear elevation giving access out to the patio and lawned garden beyond, gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surface, inset sink and drainer with mixer tap, integrated electric oven, four ring electric hob, vertical radiator, laminate flooring and inset spots to ceiling. Door giving access to:

REAR LOBBY
uPVC double glazed door to the side elevation, tiled flooring, radiator and doorway giving access to:

UTILITY AREA
Single glazed window to the side elevation, provision for automatic washing machine, space for fridge freezer, tiled flooring, spot lights to ceiling. Door giving access to:

W.C.
uPVC double glazed window to the side elevation, w.c.

FIRST FLOOR LANDING
uPVC double glazed window to the side elevation, loft access and doors giving access to:

MASTER BEDROOM
14'0" x 10'10" (4.29m x 3.31m)
uPVC double glazed window to the rear elevation overlooking the garden and recreation ground beyond, radiator. Fitted shelving unit with overhead shelf and laminate flooring.

BEDROOM TWO
11'3" x 10'1" (3.44m x 3.08m)
uPVC double glazed window to the front elevation, radiator, laminate flooring and built in storage cupboard.

BEDROOM THREE
7'10" x 6'11" (2.41m x 2.12m)
uPVC double glazed window to the front elevation, radiator and laminate flooring.

FAMILY BATHROOM
9'10" x 6'1" (3.02m x 1.86m)
uPVC double glazed window to the side elevation, three piece bathroom suite comprising w.c., pedestal wash hand basin, 'P' shaped whirlpool bath with mixer show over, tiling to walls and flooring and spot lights to ceiling.

EXTERNALLY
To the front is a low maintenance walled and gated buffer yard with pathways leading to the front

Tel: 01427 616118

entrance door and gated access to the side leading to the enclosed rear garden with slabbed patio area, lawn and well stocked borders.

TENURE - Freehold

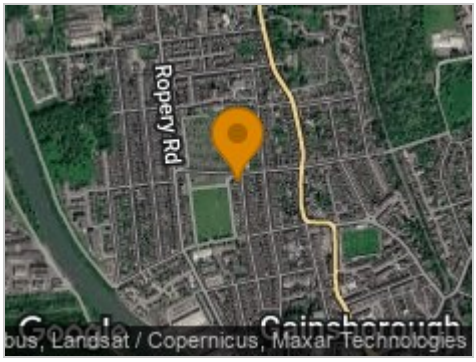
COUNCIL TAX

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

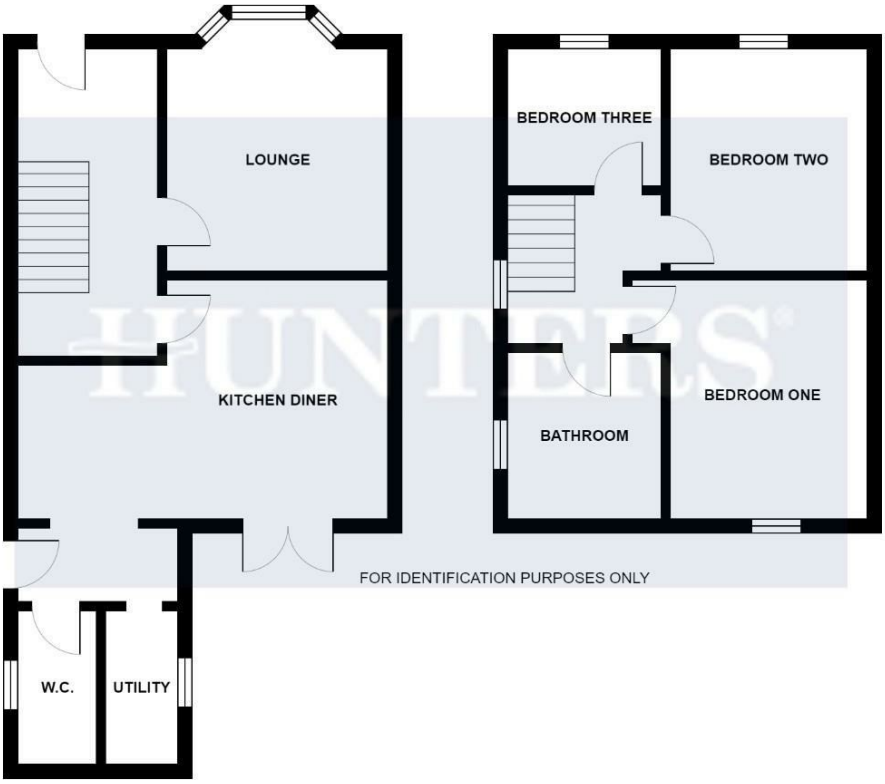
Road Map

Hybrid Map



Terrain Map

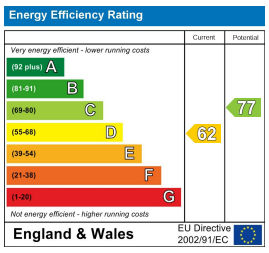
Floor Plan

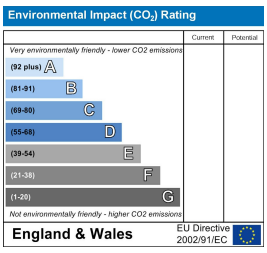


Viewing

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.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com