

HUNTERS[®]

HERE TO GET *you* THERE



Roper Road

Gainsborough, DN21 2TS

Offers Over £84,950



Council Tax: A



347 Ropery Road

Gainsborough, DN21 2TS

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ACCOMMODATION

UPVC double glazed entrance door leading into:

LOUNGE

11'6" x 10'11" (3.52 x 3.35)

UPVC double glazed window to the front elevation, radiator and wall mounted electric fire feature. door giving access into:

DINING ROOM

11'10" x 11'7" (3.62 x 3.54)

UPVC double glazed window to the rear elevation and radiator. door giving access to stairs rising to the first floor accommodation and a second door from the dining room leading into:

KITCHEN

11'11" x 6'3" (3.64 x 1.93)

UPVC double glazed entrance door to the side elevation two UPVC double glazed windows to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces and tiled splashback, inset sink and drainer with mixer tap, four ring gas hob and integrated electric oven, provision for washing machine, radiator.

FIRST FLOOR LANDING

Radiator and doors giving access to:

BEDROOM ONE

11'6" x 10'11" (3.51 x 3.35)

UPVC double glazed window to the front elevation radiator and storage closet.

BEDROOM TWO

11'11" x 11'10" (3.65 x 3.63)

UPVC double glazed window to the rear elevation and radiator.

BATHROOM

8'1" x 6'4" (2.47 x 1.94)

UPVC double glazed window to the rear elevation, three-piece suite comprising w.c., pedestal wash hand basin with tiled splashback, panel sided bath with tile splashback and mixer shower over, radiator.

EXTERNALLY

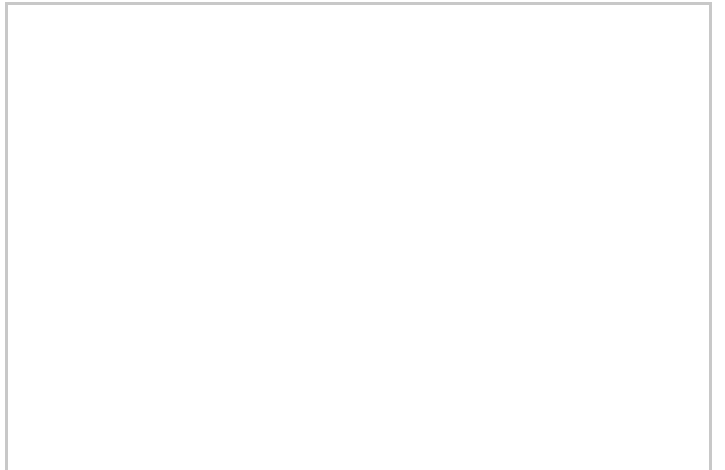
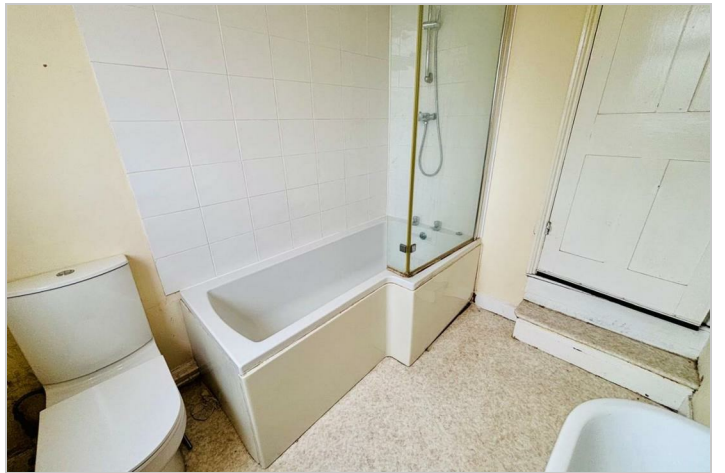
Externally to the front is a low maintenance paved area with potential for off-road parking and to the rear is an enclosed garden mainly set to lawn with brick built storage sheds.

TENURE - Freehold

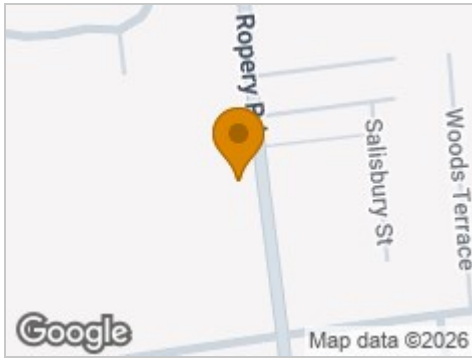
COUNCIL TAX

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



Road Map



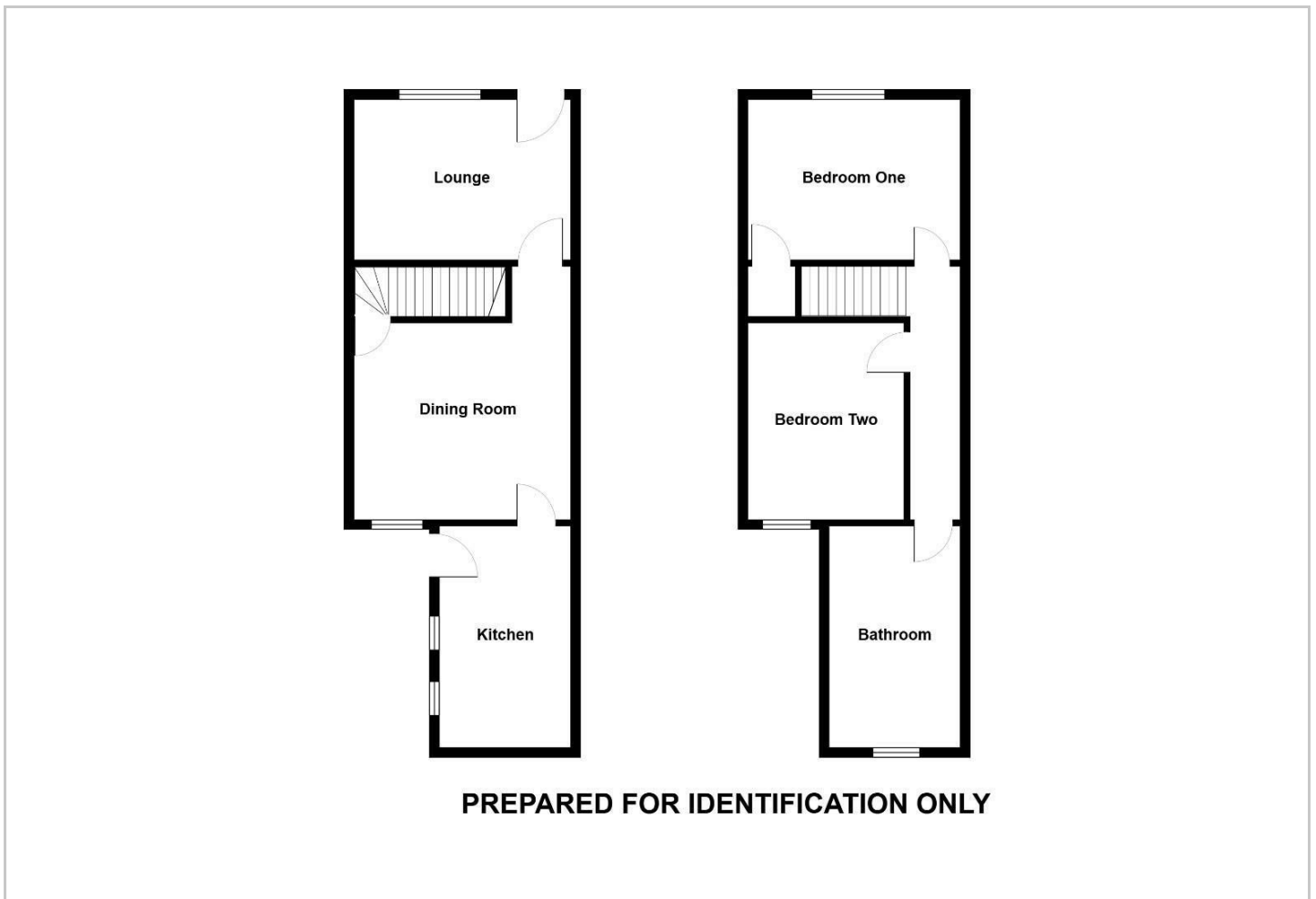
Hybrid Map



Terrain Map



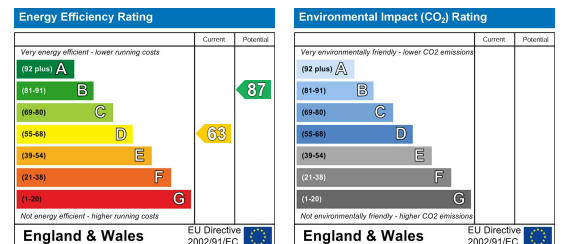
Floor Plan



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.