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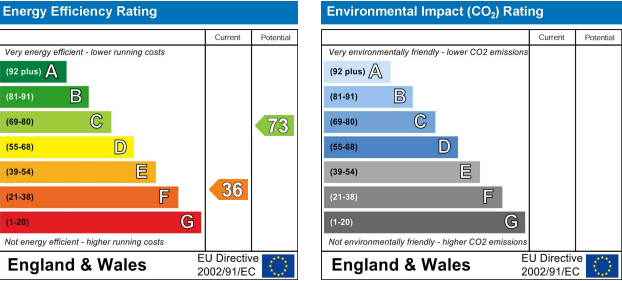
11 Church Street, Hemswell, Gainsborough, DN21 5UQ

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Asking Price £250,000

A well-presented 3/4 bedroom cottage located in the popular village of Hemswell. Hemswell is a charming and sought-after village offering an attractive blend of rural tranquillity and everyday convenience within easy reach of Gainsborough. Surrounded by open countryside and picturesque landscapes, Hemswell is particularly popular with families, professionals and retirees seeking a peaceful village lifestyle while remaining well connected to nearby towns and transport links. The area benefits from a welcoming community atmosphere, local amenities, scenic walking routes and convenient access to the A15 and surrounding Lincolnshire market towns, making it an ideal setting for those looking to enjoy countryside living without compromising on accessibility.

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LOCATION

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SNUG

13'0" x 10'11" to maximum dimensions
Composite double-glazed entrance door leading into the snug with a double-glazed window to the front elevation, radiator, and multi-fuel stove set within a fireplace. Exposed beam features to the ceiling and door leading into:

LOUNGE

14'3" x 13'3"
Double-glazed window to the front elevation, radiator, exposed beam features to the ceiling, and fireplace housing a multi-fuel stove. Doors lead through to:

SHOWER ROOM

11'8" x 7'3"
Two double-glazed windows to the rear elevation, radiator, and suite comprising WC, sink with worktop mounted in a vanity unit, and walk-in double shower with Mermaid boarding, part-tiled walls, laminate flooring, and spotlights to the ceiling.

L SHAPED KITCHEN DINER

19'8" x 16'11" to maximum dimensions
Double-glazed windows to both the front and rear elevations. Fitted kitchen comprising base, drawer, wall, and larder units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated

double oven, four-ring induction hob with extractor over, and brick fireplace housing a Rayburn which supplies hot water, central heating and cooking facilities. Space for fridge and freezer, tiled flooring, and inset spotlights to the ceiling.

UTILITY ROOM

8'8" x 7'3"
Double glazed window to the rear elevation fitted base unit and larder unit with complementary work surface, provision for automatic washing machine, space for dryer and water softener housed in the larder unit, radiator, tiled flooring, double glazed entrance door to the side elevation and further useful built-in storage.

BEDROOM FOUR/STUDY

10'3" x 9'4"
Double glazed window to the front elevation, radiator, wooden flooring and spotlights to ceiling .

FIRST FLOOR LANDING

Staircase from the snug leads to the first floor accommodation with exposed wood flooring and doors giving access to,

BEDROOM ONE

14'2" x 10'7"
Double glazed window for the front elevation, radiator, exposed wood flooring and loft access.

BEDROOM TWO

13'1" x 10'11"
Double glazed window to the front elevation, radiator and exposed wood flooring

BEDROOM THREE

13'11" x 7'10"
Double glazed window to the rear elevation, radiator and beam feature to ceiling .

EXTERNALLY

Externally is a gated driveway providing off-road parking for multiple vehicles, leading to a brick-built garage with roller door, light, power, service pit and garden area.

TENURE FREEHOLD

COUNCIL TAX

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

AGENTS NOTE

Buyers should be advised that the driveway has shared access to the neighbouring property.

BUYERS NOTE

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		

The 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 a contract. The energy efficiency rating is based on the energy performance of the property (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 2002/94/EC off/disconnected or drained services or appliances - All measurements are approximate. 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.

England & WalesEU Directive 2002/94/EC









