

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Scotter, Gainsborough, DN21 3RY

Asking Price £275,000



Council Tax: D



109 High Street

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ACCOMMODATION

Wooden part glazed entrance door with leaded glass leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under and doors in turn giving access to:

SNUG

14'6" x 12'2" (4.44m x 3.72m)

uPVC double glazed window to the side elevation and wooden secondary glazed window to the front elevation, decorative tiled fireplace with open fire, wood surround and mantle over, range of shelving fitted into the alcove and radiator.

LIVING ROOM/DINER

14'7" x 12'2" (4.46m x 3.72m)

Wooden secondary glazed window to the front elevation and hardwood double glazed French doors (recently installed) with side windows to the side elevation, fireplace housing multi fuel stove, shelving unit built into alcove and radiator.

UTILITY AREA

With wall mounted gas fired central heating boiler, space for low level appliance and door giving access to:

W.C.

4'9" x 3'5" (1.45m x 1.06m)

uPVC double glazed window to the side elevation, low level w.c, pedestal wash hand basin with tiled splashback and radiator.

KITCHEN

12'6" x 8'3" to its maximum dimensions (3.83m x 2.54m to its maximum dimensions)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary wooden oak work surface, tiled splashbacks, inset stainless steel sink and drainer, integrated fridge, electric double oven, four ring gas hob with extractor over and radiator.

FIRST FLOOR LANDING

With doors giving access to:

MASTER BEDROOM

14'6" x 12'2" to its maximum dimensions (4.44m x 3.71m to its maximum dimensions)

uPVC double glazed window to the side elevation and recently installed hardwood glazed window to the front elevation, exposed painted wood flooring and radiator.

BEDROOM TWO

14'6" x 12'2" (4.43m x 3.72m)

uPVC double glazed window to the side elevation and recently installed hardwood double glazed sash window to the front elevation, fitted double wardrobe and further useful storage cupboard, exposed painted wood flooring and radiator.

BEDROOM THREE

10'0" x 8'4" (3.05m x 2.55m)

Currently used as a Craft Room.

uPVC double glazed window to the side elevation and radiator.

FAMILY SHOWER ROOM

10'0" x 8'0" (3.05m x 2.44m)

uPVC glazed window to the side elevation, suite comprising w.c, handbasin mounted in vanity unit, shower cubicle, storage cupboards, chrome vertical radiator. Plumbing in cupboard for automatic washing machine.

EXTERNALLY

To the front is a gated gravel driveway allowing off road parking with a hedge lined lawned front garden with well stocked borders and side garden with seating area for outdoor entertainment. shed with electric and outside tap.

TENURE - Freehold

COUNCIL TAX

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

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



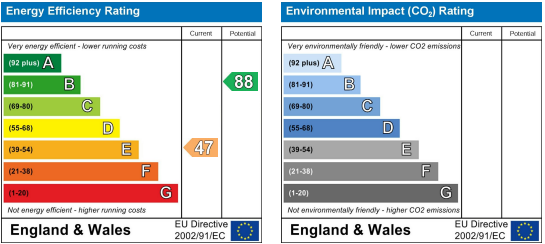
Floor Plan



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.