HUNTERS®

HERE TO GET *you* THERE



Walkerith Road

Morton, Gainsborough, DN21 3DA

Guide Price £225,000

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Council Tax: B





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ACCOMMODATION
Casement double glazed entrance door leading into:

ENTRANCE HALL
Stairs rising to the first floor accommodation, radiator, laminate flooring and doors in turn giving access to:

LOUNGE
13'8" x 11'5" to its maximum dimenisons (4.17m x 3.50m to its maximum dimenisons)
uPVC double glazed bay window to the front elevation, radiator, laminate flooring and fireplace housing multi fuel stove.

BEDROOM FOUR/STUDY
4.46m x 2.00m
uPVC double glazed bay window to the front elevation and radiator.

KITCHEN DINER
17'5" x 14'0" to maximum dimensions (5.32m x 4.28m to maximum dimensions)
uPVC double glazed window to the side elevation, fitted base and wall units with complementary work surfaces, double Belfast style sink, island with a range of cupboards and drawers and space for wine chiller, tiled flooring, radiator and fireplace. Doorway gives access to:

UTILITY ROOM
12'1" x 6'5" (3.70m x 1.97m)
uPVC double glazed window and Entrance door to the side elevation, tiled flooring continuing from the Kitchen Diner, fitted units comprising base, larder and overhead units with complementary work surfaces, inset four ring gas hob, electric oven, microwave, provision for automatic washing machine and space for dryer. uPVC double glazed French doors give access into:

GARDEN ROOM
12'2" x 9'10" (3.71m x 3.01m)
Constructed of uPVC double glazed windows with uPVC double glazed French doors to the rear elevation giving access out to the enclosed garden which is mainly set to lawn with planted borders and field view to the rear.

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

BEDROOM ONE
14'0" x 10'10" (4.29m x 3.31m)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO
11'2" x 10'1" (3.42m x 3.09m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE
7'10" x 7'0" (2.41m x 2.14m)
uPVC double glazed window to the front elevation and wall mounted electric heater.

FAMILY BATHROOM
Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and w.c., tiling, uPVC double glazed window to the rear elevation.

EXTERNALLY
To the front is a gravel driveway allowing off road parking, the garden is mainly set to lawn and hedge lined. To the rear the enclosed garden is also mainly set to lawn with planted borders, patio area and space for a number of sheds with open field views to the rear.

TENURE - Freehold

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

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

MATERIAL INFORMATION FORM

https://app.coadjute.com/ent/share/72089f37-6d17-4e1e-b1b9-eb3857255c7d









Road Map



Hybrid Map



Terrain Map



Floor Plan

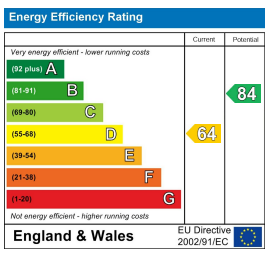


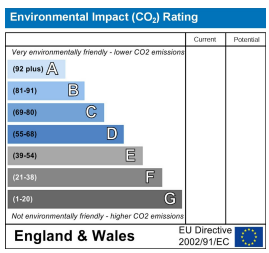
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.

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