

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burton Street

Gainsborough, DN21 1DX

£89,950



Council Tax: A





# 42 Burton Street

Gainsborough, DN21 1DX

£89,950



## ACCOMODATION

uPVC double glazed entrance door leading into Entrance Porch with uPVC double glazed window to both the side and rear elevation, radiator and opening into:

### ENTRANCE HALLWAY

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

### LOUNGE

12'7" x 12'0" (3.84m x 3.68m )

uPVC double glazed bay window to the front elevation and radiator.

### OPEN PLAN KITCHEN DINER

21'11" x 12'6" to maximum dimensions (6.70m x 3.83m to maximum dimensions)

uPVC double glazed window to the side elevation and two further uPVC double glazed windows in the kitchen area. Fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, tiled splashback, inset ceramic sink and drainer with mixer tap, space for range style cooker and low level appliances and fridge freezer, radiator and access to useful under stairs storage area. Door from the Kitchen giving access to:

### REAR PORCH/UTILITY

6'10" x 4'7" (2.10m x 1.42m)

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the side elevation, wall mounted gas fired central heating boiler, w.c, and basin mounted in vanity unit and provision for automatic washing machine and dryer, radiator.

## FIRST FLOOR LANDING

Doors giving access to Bedrooms and Bathroom, Doorway after the landing gives access to linen cupboard and further door gives access to stairs rising to the second storey Attic Bedroom.

### BEDROOM ONE

12'7" x 12'0" (3.85m x 3.68m )

uPVC double glazed window to the front elevation, radiator and access into storage closet.

### BEDROOM TWO

10'1" x 8'7" (3.08m x 2.62m )

uPVC double glazed window to the side elevation and radiator.

### FAMILY BATHROOM

9'3" x 6'0" (2.82m x 1.85m )

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin, panel sided bath and separate shower cubicle, part tiled walls and radiator.

### ATTIC BEDROOM

12'10" x 11'6" (3.92m x 3.52m )

uPVC double glazed window to the side elevation, radiator and useful storage cupboard.

## EXTERNALLY

To the front is a gated low maintenance buffer garden leading to the front entrance door and to the side and rear is an enclosed garden with gates allowing access to off road parking, lawn area, slabbed patio area and mature planted borders with a variety of shrubs, bushes, trees and flowering plants.

## 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



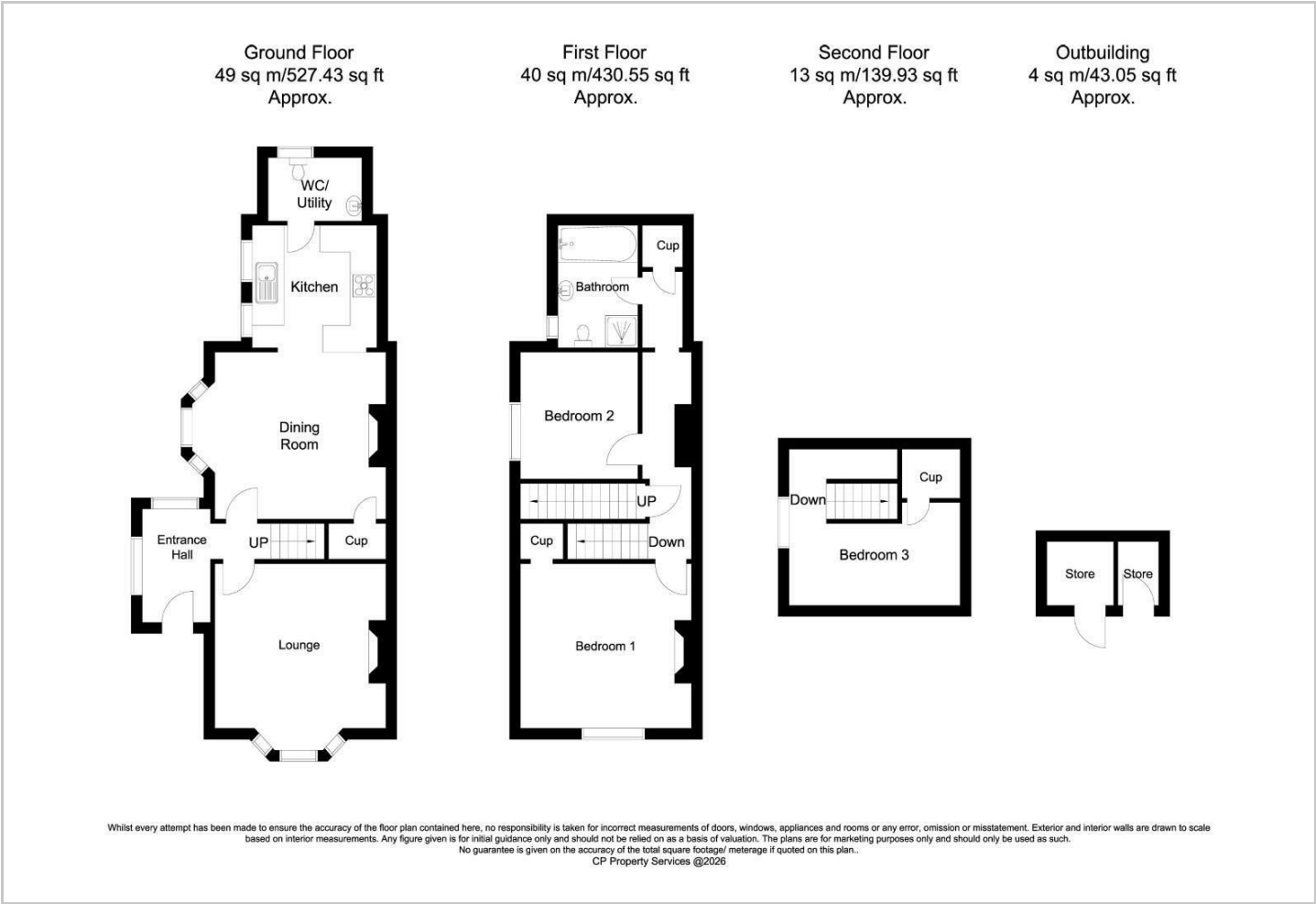
Hybrid Map



Terrain Map



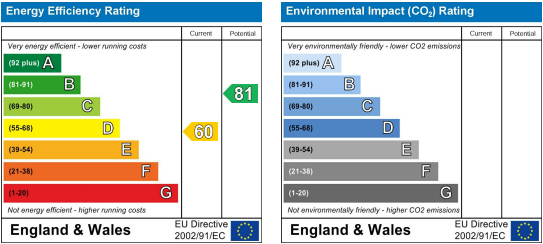
Floor Plan



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.