

HUNTERS®

HERE TO GET *you* THERE



Lea Road

Gainsborough, DN21 1AW

£160,000



Council Tax: A



9 Bankside Lea Road

Gainsborough, DN21 1AW

£160,000



ACCOMMODATION

uPVC double glazed entrance door with windows to the front and side elevation leading into:

ENTRANCE PORCH

4'6" x 4'1" (1.39m x 1.25m)

Door giving access into useful storage cupboard and further door giving access into:

L SHAPED LOUNGE DINER

23'1" x 17'6" to its maximum dimensions (7.04m x 5.34m to its maximum dimensions)

Double glazed window to the front elevation and double glazed patio doors to the rear elevation giving access out to the garden, stairs rising to the first floor accommodation, two radiators, coving to ceiling and door giving access to:

KITCHEN

9'8" x 8'3" (2.95m x 2.53m)

uPVC double glazed entrance door and window to the rear elevation looking out to the rear garden, fitted kitchen comprising base and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, space for cooker and fridge freezer, inset spotlights to ceiling and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

With doors giving access to:

MASTER BEDROOM

13'0" x 10'8" (3.98m x 3.26m)

Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM TWO

10'7" x 10'0" (3.25m x 3.06m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

9'3" x 6'5" (2.84m x 1.97m)

uPVC double glazed window to the front elevation, radiator, shelving unit.

FAMILY BATHROOM

6'11" x 6'5" (2.11m x 1.97m)

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin, panel sided bath with mixer shower over, part tiled walls and radiator.

EXTERNALLY

To the front is a low maintenance gravel garden with steps leading up to the front entrance door. To the rear is an extended enclosed garden mainly set to lawn with a variety of shrubs, bushes and flowering plants and patio area.

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 at £45.00 + VAT.



Road Map



Hybrid Map



Terrain Map



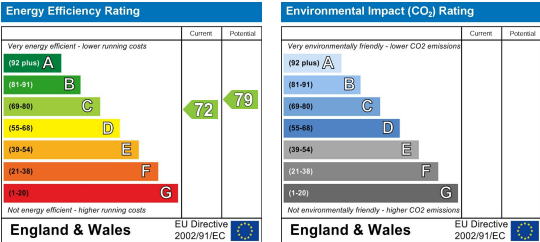
Floor Plan



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.