

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Margaret Close

Gainsborough, Lincolnshire, DN21 2UU

Asking Price £190,000



Council Tax: C



# 27 Margaret Close

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## ACCOMMODATION

Composite double glazed entrance door leading into:

## ENTRANCE HALLWAY

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

## DOWNSTAIRS W.C.

4'8" x 3'7" (1.44m x 1.11m )

Suite comprising w.c, pedestal wash hand basin with tiled splashback and radiator.

## LOUNGE

16'7" x 10'1" (5.08m x 3.09m )

uPVC double glazed windows to the front and rear elevations, two radiators and laminate flooring.

## KITCHEN

16'7" x 15'8" to its maximum dimensions (5.08m x 4.80m to its maximum dimensions)

Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor over, provision for automatic washing machine and dishwasher, space for fridge freezer, two radiators, under stairs storage area and further door giving access to storage cupboard. uPVC double glazed entrance door to the rear elevation giving access out to the enclosed rear garden.

## FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, radiator, airing cupboard, loft access and doors in turn giving access to:

## BEDROOM

10'9" x 9'10"n (3.29m x 3.02n )

uPVC double glazed window to the front elevation and radiator.

## L SHAPED MASTER BEDROOM

16'11" x 9'3" to its maximum dimensions (5.16m x 2.84m to its maximum dimensions)

uPVC double glazed window to the front elevation and radiator.

## BEDROOM THREE

10'1" x 7'1" (3.09m x 2.17m )

uPVC double glazed window to the rear elevation and radiator.

## L SHAPED FAMILY BATHROOM

9'10" x 5'7" to its maximum dimensions (3.01m x 1.71m to its maximum dimensions)

uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath with mixer shower over, part tiled walls, radiator and storage cupboard.

## EXTERNALLY

Extended to the front is a block paved driveway allowing off road parking for multiple vehicles with pathway leading to the front entrance door and access to the rear garden. The enclosed rear garden is mainly set to lawn with slabbed patio area and block built workshop.

## AGENTS NOTE

We are advised the property has solar water heating panels

TENURE - Freehold

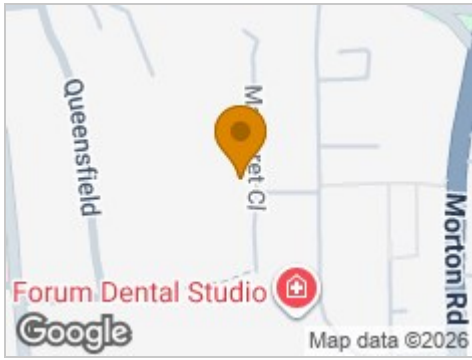
## COUNCIL TAX

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

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



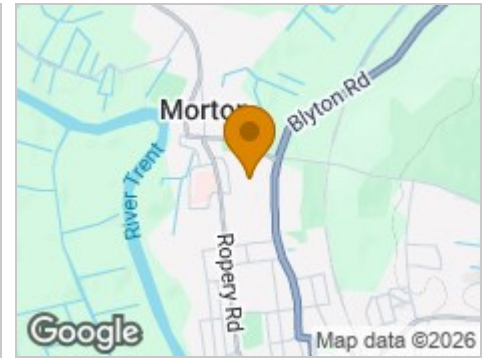
## Road Map



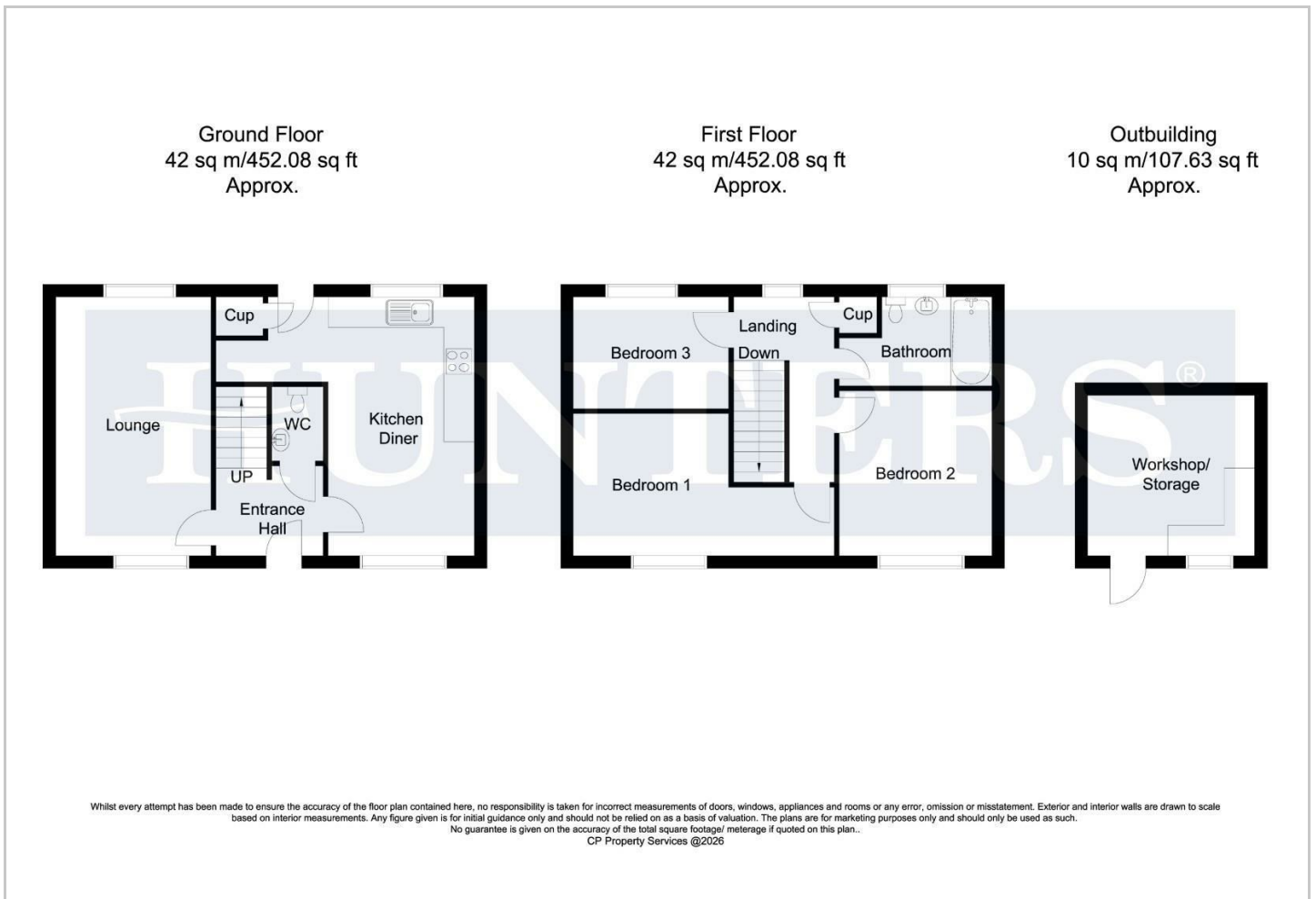
## Hybrid Map



## Terrain Map



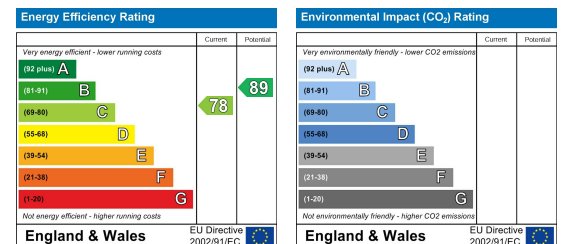
## Floor Plan



## 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.