HUNTERS®

HERE TO GET *you* THERE



Hainton Close

Gainsborough, DN21 1UY

Asking Price £195,000

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Council Tax: B





9 Hainton Close

Gainsborough, DN21 1UY

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ACCOMMODATION
uPVC double glazed Entrance door with side windows opening into:

ENTRANCE HALLWAY
Radiator, loft access. Door giving access into:

LOUNGE
16'2" x 12'2" (4.93m x 3.71m)
uPVC double glazed window to the front elevation, fireplace with mantle and inset open gas fire, radiator.

KITCHEN DINER
14'1" x 9'3" (4.31m x 2.84m)
uPVC double glazed Entrance door and window to the side elevation, uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset stainless steel sink and drainer, integrated oven, four ring gas hob with extractor above, integrated fridge and freezer.

BEDROOM TWO
12'8" x 12'9" (3.87m x 3.89m)
uPVC double glazed window to the front elevation with radiator below.

BEDROOM ONE
12'8" x 10'6" (3.87m x 3.22m)
uPVC double glazed window to the rear elevation with radiator below. Door giving access into:

SHOWER ROOM
8'7" x 3'10" (2.62m x 1.17m)
uPVC double glazed window to the rear elevation with radiator below, walk in shower.

BATHROOM
7'5" x 5'7" (2.28m x 1.72m)
uPVC double glazed window to the rear elevation, three piece suite comprisnig w.c, wash hand basin mounted in vanity unit, panel sided bath, tiled walls and flooring and radiator.

EXTERNALLY
To the front is a driveway allowing off road parking leading to the single integral Garage with double doors, light and power and window to the side elevation. Gardens to the front and either side are mainly set to lawn and pathway leading down to the rear of the property.

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

PROPERTY MATERIAL INFORMATION
https://app.coadjute.com/ent/share/c04662e1-1815-4650-a1d2-3d03bd82f661









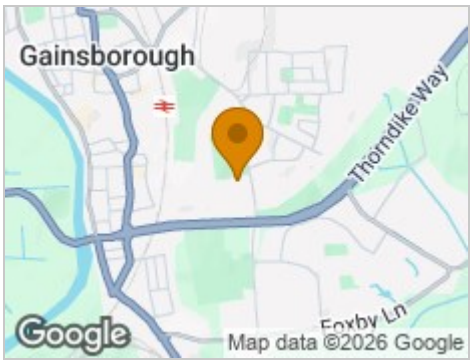
Road Map



Hybrid Map



Terrain Map



Floor Plan

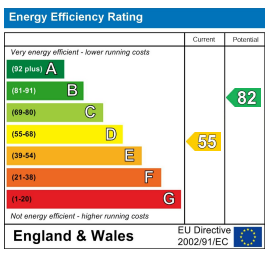


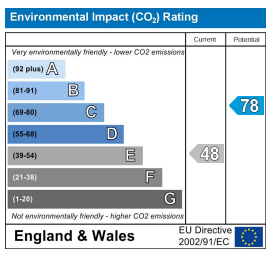
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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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