

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



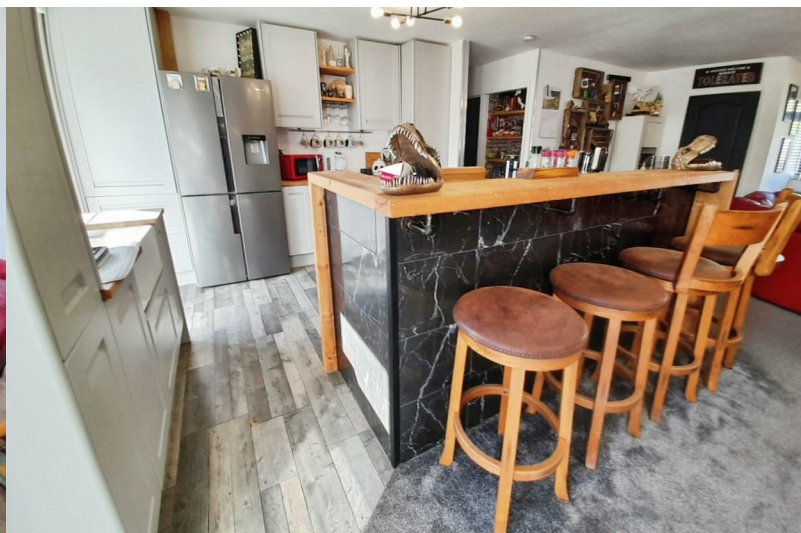
## Main Street

Upton, Gainborough, DN21 5NU

Offers Over £180,000



Council Tax: A



# 20 Main Street

Upton, Gainborough, DN21 5NU

Offers Over £180,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE PORCH

Vertical radiator, tiled flooring, inset spotlights to ceiling and door giving access to:

### OPEN PLAN LOUNGE KITCHEN DINER

26'9" x 20'5" to maximum dimensions (8.16 x 6.24 to maximum dimensions)

uPVC double glazed windows to the front elevation and uPVC double glazed French doors and windows to the rear elevation. Fitted kitchen comprising base, drawer, wall and larder units with complementary solid wood work surface, Belfast style sink with mixer tap, space for cooker, automatic washing machine, dishwasher and fridge freezer, integrated fridge, gas fired central heating boiler housed in larder unit, laminate flooring and opening leading into:

### PLAY ROOM/STUDY

11'7" x 9'2" (3.55 x 2.80)

Laminate flooring continued from the Lounge Kitchen Dining area, vertical radiator, range of shelving and door giving access to:

### REMAINDER OF GARAGE/STORAGE AREA

### INNER HALLWAY

Opening from Lounge. Shelving unit, radiator, useful storage cupboard and doors giving access to:

## BEDROOM

11'10" x 10'11" to maximum dimensions (3.61 x 3.34 to maximum dimensions)

uPVC double glazed window to the front elevation, radiator and laminate flooring.

## BEDROOM TWO

16'0" x 8'11" (4.88 x 2.74)

uPVC double glazed window to the rear elevation, radiator and laminate flooring.

## FAMILY BATHROOM

8'1" x 6'10" (2.47 x 2.09)

uPVC double glazed window to the rear elevation, four piece suite comprising w.c., hand basin mounted in vanity unit, roll top free standing bath, shower cubicle, chrome heated towel rail, inset spotlights to ceiling and laminate flooring.

## BEDROOM

12'3" x 7'3" (3.74 x 2.23)

uPVC double glazed window to the front elevation, radiator, laminate flooring, useful storage cupboard.

## EXTERNALLY

To the front is a driveway allowing off road parking, lawn with low maintenance gravel border, pathway leading to the front entrance door and access to the side leading to the rear garden, fence to the front gate. The rear garden is enclosed with astroturf area and decking feature .

## COUNCIL TAX

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

## TENURE - FREEHOLD

## AGENTS NOTE

This property is of a Non Standard Construction and prospective purchasers are advised to check with their Mortgage Advisor prior to offering on the property.

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



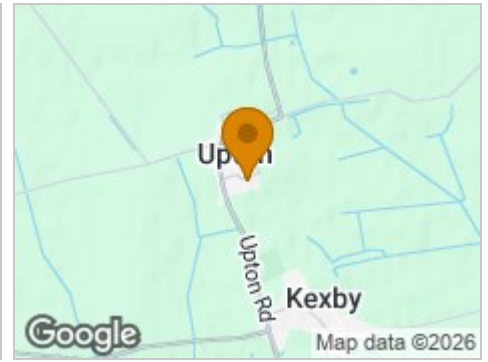
## Road Map



## Hybrid Map



## Terrain Map



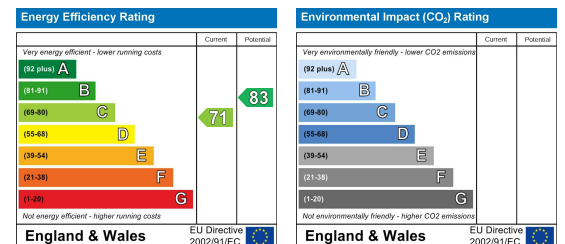
## Floor Plan



## 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.