

HUNTERS[®]

HERE TO GET *you* THERE



Morton Terrace

Gainsborough, DN21 2RG

£245,000



Council Tax: B



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ACCOMMODATION

Composite double glazed entrance door leading into Storm Porch with part tiled walls, original tiled flooring and part glazed wooden entrance door with side windows and transom window over leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation and under stairs storage cupboard, radiator, original decorative flooring wood panelled walls, original coving feature and cornice to ceiling. Doors in turn giving access to:

LOUNGE

14'2" x 13'11" to its maximum dimensions (4.32m x 4.26m to its maximum dimensions)
uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, radiator, decorative tiled and cast iron fireplace with solid wood surround and mantle over, coving to ceiling.

RECEPTION TWO/DINING ROOM

12'10" x 12'6" (3.93m x 3.82m)
uPVC double glazed window to the rear elevation, radiator, tiled fireplace and hearth with painted wood surround and mantle over, dado rail, picture rail and coving to ceiling.

SHOWER ROOM

8'7" x 7'10" (2.63m x 2.41m)
uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and single shower cubicle with electric shower, part tiled walls, tiled flooring, radiator and wall mounted storage cupboard, spotlights to ceiling.

OPEN PLAN KITCHEN DINER

27'3" x 11'11" (8.31m x 3.64m)
uPVC double glazed window to the side elevation and

uPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden with patio area and lawn beyond. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset ceramic sink and drainer with mixer tap, integrated double oven, five ring gas hob with extractor over, integrated dishwasher and fridge, central island with breakfast bar and further base units and drawers, vertical radiator and second radiator, fireplace housing multi fuel stove and coving to ceiling. Door leading out to:

UTILITY AREA

10'2" x 7'10" (3.11m x 2.39m)
Wooden double glazed entrance door and window to the front elevation, space for American style fridge freezer, worktop, provision for automatic washing machine and space for dryer below, wall mounted gas fired central heating boiler, tiled flooring and door giving access to:

SIDE PASSAGEWAY/STORE

16'8" x 5'8" (5.09m x 1.74m)
With door to the rear elevation leading out to the garden and wooden double glazed window to the side elevation, light and power.

FIRST FLOOR LANDING

Loft access, part wood panel walls and doors in turn giving access to:

BEDROOM

12'0" x 10'1" with recess into doorway (3.66m x 3.09m with recess into doorway)
Double glazed windows to both the front and side elevation, radiator and coving to ceiling.

BEDROOM FIVE

9'0" x 8'2" (2.76m x 2.49m)

Currently used as a Dressing Room.

uPVC double glazed window to the front elevation and radiator.

MASTER BEDROOM

12'10" x 12'7" (3.93m x 3.84m)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling and decorative cast iron painted fire feature.

FAMILY BATHROOM

8'6" x 7'11" (2.61m x 2.42m)

uPVC double glazed window to the side elevation, four piece suite comprising w.c., hand basin mounted in vanity unit, panel sided bath and separate shower cubicle, part tiled walls, spotlights to ceiling and chrome heated towel rail.

BEDROOM FOUR

11'1" x 8'3" (3.40m x 2.52m)

uPVC double glazed window to the side elevation, radiator and coving to ceiling.

BEDROOM TWO

15'3" x 12'0" (4.67m x 3.66m)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

EXTERNALLY

To the front the driveway allows off road parking for multiple vehicles with access to the front entrance door and side access leading to the workshop and further enclosed garden beyond with patio area and lawn beyond.

TENURE - Freehold

COUNCIL TAX

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

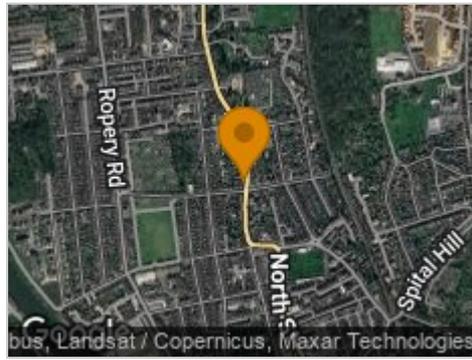
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



Road Map



Hybrid Map



Terrain Map



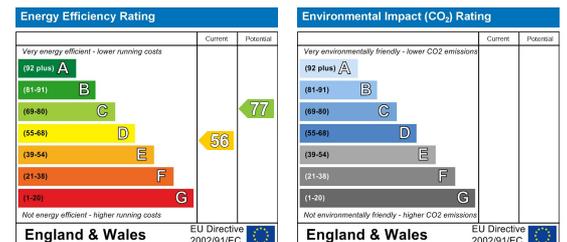
Floor Plan



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.