

HUNTERS®

HERE TO GET *you* THERE



The Walk

Gainsborough, DN21 1UR

£99,995



Council Tax: A



5 The Walk

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£99,995



ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and doors giving access to:

LOUNGE

16'3" x 12'10" (4.97m x 3.92m)

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

KITCHEN DINER

12'10" x 11'11" (3.93m x 3.65m)

uPVC double glazed window to the rear elevation, wood finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over and radiator. Door giving access to:

L SHAPED REAR UTILITY PORCH

11'11" x 6'5" to its maximum dimensions (3.65m x 1.98m to its maximum dimensions)

Space for fridge freezer, provision for automatic washing machine, tall double storage cupboard and wall mounted cupboard, radiator and uPVC double glazed entrance door to the rear, door giving access into:

W.C.

4'9" x 3'4" (1.47m x 1.03m)

uPVC double glazed window to the rear elevation, w.c. and hand basin with tiled splashback.

FIRST FLOOR LANDING

With loft access and doors giving access to:

BEDROOM ONE

12'5" x 13'0" to its maximum dimensions (3.80m x 3.97m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes with mirrored sliding doors.

BEDROOM TWO

13'0" x 9'4" to its maximum dimensions (3.97m x 2.86m to its maximum dimensions)

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'8" x 8'2" (2.66m x 2.50m)

uPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

8'8" x 5'8" (2.65m x 1.73m)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin and shower cubicle with tiled walls. Door giving access into storage cupboard with a range of shelving and housing the wall mounted gas fired central heating boiler.

EXTERNALLY

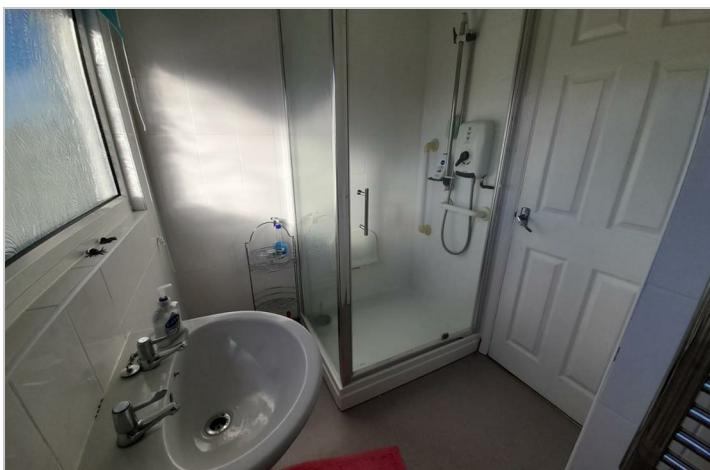
To the front is a fenced and gated low maintenance gravel garden with pathway leading to the front entrance door. To the rear is a low maintenance enclosed slabbed garden with gate access to the rear.

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



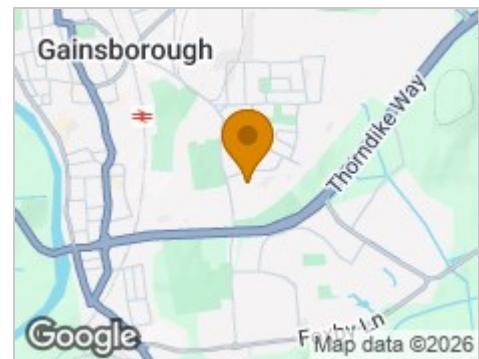
Road Map



Hybrid Map



Terrain Map



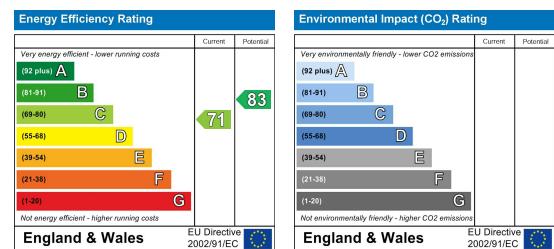
Floor Plan



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.