

HUNTERS[®]

HERE TO GET *you* THERE



Edward Road

Gainsborough, DN21 2QR

£140,000



Council Tax: A



44 Edward Road

Gainsborough, DN21 2QR

£140,000



ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with tiled flooring, part tiled walls and part wooden glazed door opening into:

HALLWAY

Decorative tiled floor, stairs rising to the first floor accommodation with storage area under and door giving access to:

OPEN PLAN LOUNGE DINING ROOM

27'2" x 11'6", to its maximum dimensions (8.29m x 3.51m, to its maximum dimensions)
uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation, two radiators, coving to ceiling, marble fireplace and hearth with painted wood surround and mantle with inset open fronted gas fire.

KITCHEN

13'4" x 8'5" (4.07m x 2.59m)
uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and inset four ring gas hob, provision for automatic washing machine, space for low level appliance, wall mounted gas fired central heating boiler, radiator and door giving access into:

UTILITY AREA/REAR PORCH

9'3" x 8'0" to its maximum dimensions (2.84m x 2.46m to its maximum dimensions)
uPVC double glazed entrance door and window to the side elevation, space for further appliances, radiator storage cupboard and door giving access to:

W.C.

5'5" x 2'11" (1.67m x 0.90m)
uPVC double glazed window to the side elevation, w.c. hand basin, part tiled walls.

FIRST FLOOR LANDING

Loft access, storage cupboard and doors giving access to:

MASTER BEDROOM

14'9" x 11'11" (4.50m x 3.65m)
uPVC double glazed window to the front elevation, radiator and painted cast iron fire feature.

BEDROOM TWO

12'6" x 9'1" (3.83m x 2.78m)
Double glazed window to the rear elevation, radiator and painted cast iron fire feature.

SHOWER ROOM

6'9" x 5'4" (2.07m x 1.65m)
uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin and walk in double shower cubicle with tiled walls and heated towel rail.

BEDROOM THREE

8'6" x 8'9" to its maximum dimensions (2.61m x 2.67m to its maximum dimensions)
uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is a walled low maintenance buffer garden with pathways leading to both the front entrance door and to the side of the property to the gated enclosed rear garden which is low

maintenance with multiple patio areas and astroturf area and planted flower bed.

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



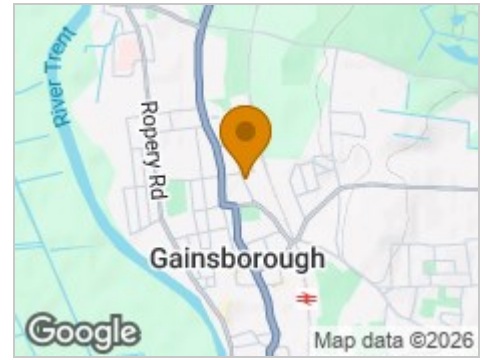
Road Map



Hybrid Map



Terrain Map



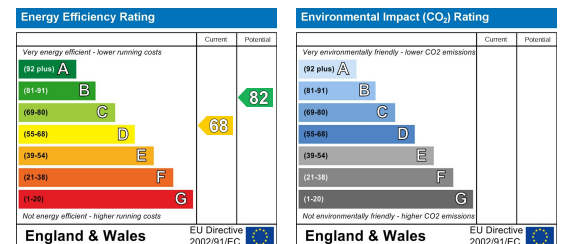
Floor Plan



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.