

HUNTERS®

HERE TO GET *you* THERE



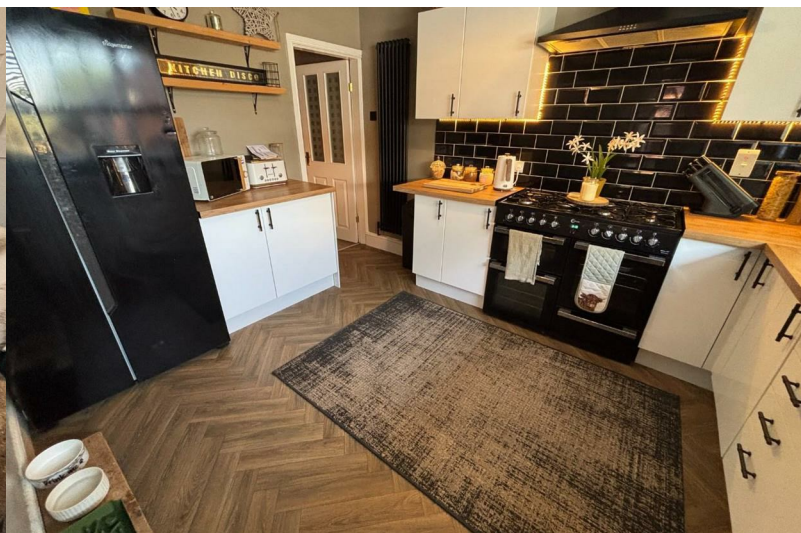
Lea Road West

Gainsborough, DN21 1AL

Offers In The Region Of £199,950



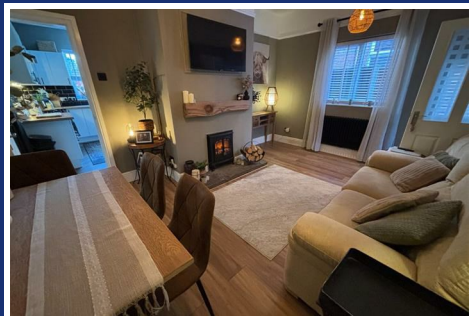
Council Tax: A



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator, tiled flooring and doors in turn giving access to:

LOUNGE

13'2" x 11'0" to maximum dimensions (4.02m x 3.37m to maximum dimensions)
uPVC double glazed bay window to the front elevation, vertical radiator and coving to ceiling.

LOUNGE/DINER

14'11" x 11'5" (4.57m x 3.48m)
Two uPVC double glazed window to the side elevation, radiator fireplace with electric stove, access to under stairs storage area and laminate flooring. Door giving access into:

BREAKFAST KITCHEN

12'4" x 9'10" (3.76m x 3.01m)
uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, space for range style cooker and American style fridge freezer, provision for dishwasher and door giving access into:

UTILITY AREA

7'1" x 4'1" (2.16m x 1.26m)
uPVC double glazed window to the rear elevation, fitted work surface with tiled splashback and provision for automatic washing machine, space for dryer, uPVC double glazed entrance door to the side elevation and door giving access into:

W.C.

4'5" x 4'1" (1.36m x 1.25m)
uPVC double glazed window to the side elevation, w.c. and handbasin mounted on vanity unit, part tiled walls.

FIRST FLOOR LANDING

With loft access and doors in turn giving access to:

BEDROOM TWO

11'1" x 10'11" (3.40m x 3.34m)
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

MASTER BEDROOM

12'0" x 11'5" (3.67m x 3.50m)
uPVC double glazed window to the rear elevation, radiator and useful storage cupboard.

FAMILY SHOWER ROOM

6'10" x 7'0" to its maximum dimensions (2.09m x 2.14m to its maximum dimensions)
uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted on vanity unit, walk in shower with mermaid boarding, tiled walls and heated towel rail.

BEDROOM THREE

10'2" x 7'6" to its maximum dimensions (3.10m x 2.29m to its maximum dimensions)
uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is a double width block paved driveway allowing off road parking for multiple vehicles with pathway leading to the entrance door and to the side

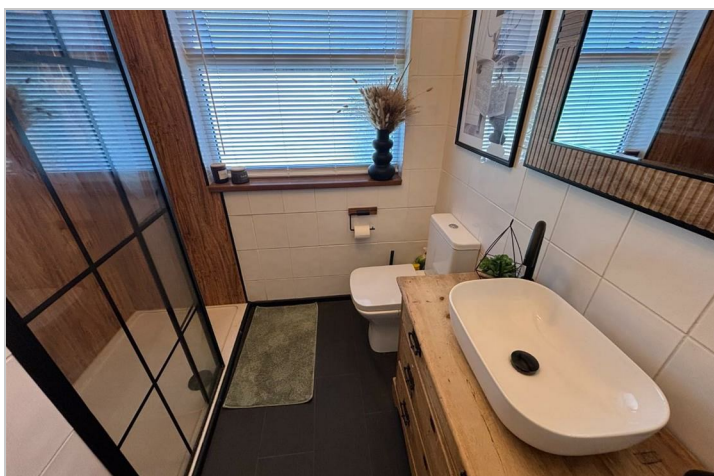
of the property to the enclosed rear garden which is divided into slabbed patio area with low maintenance gravel area and pathway leading to the rear decking/seating area and lawn beyond. There is also a brick built outbuilding with light and power which could be used for a Home Office.

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 at £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



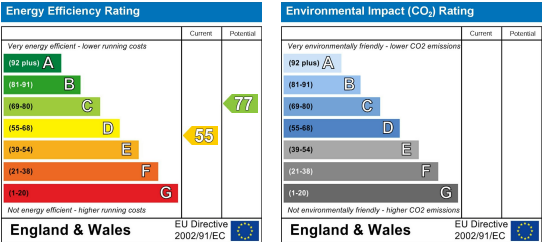
Floor Plan



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.