

# HUNTERS®

HERE TO GET *you* THERE



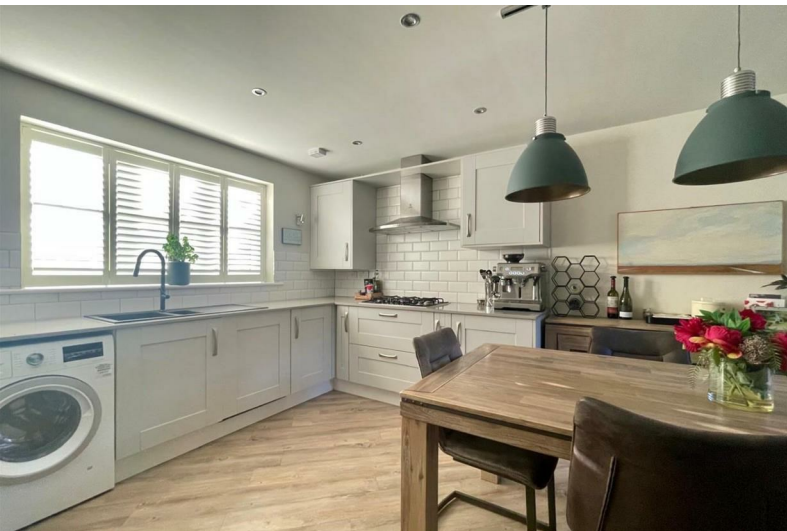
## Brewster Road

Gainsborough, DN21 1ZA

£210,000



Council Tax: B



# 21 Brewster Road

Gainsborough, DN21 1ZA

£210,000



## ACCOMMODATION

Composite double glazed door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with storage under and doors giving access into:

### LOUNGE

16'2" x 10'10" (4.95m x 3.31m )

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation, radiator and fireplace with electric fire feature and laminate flooring.

### KITCHEN/DINER

16'2" x 11'10" (4.93m x 3.61m )

uPVC double glazed window to the front elevation, uPVC double glazed French doors 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, integrated double oven, microwave, fridge, freezer and dishwasher, provision for automatic washing machine, laminate flooring, vertical radiator, spotlights to ceiling.

### DOWNSTAIRS WC

4'9" x 4'10" (1.45m x 1.49m )

Suite comprising w.c. and hand basin mounted in vanity unit, radiator and flooring continued from the Hallway.

### FIRST FLOOR LANDING

Loft access with drop down ladder and doors giving access to:

## BEDROOM

12'1" x 9'6" (3.70m x 2.91m )

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

## BEDROOM

16'3" x 7'0" to maximum dimensions (4.96m x 2.15m to maximum dimensions)

uPVC double glazed window to the rear elevation and range of fitted wardrobes, radiator.

## MASTER BEDROOM

11'8" x 9'8" (3.58m x 2.97m )

uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe.

## EN SUITE SHOWER ROOM

8'1" x 6'3" to maximum dimensions (2.47m x 1.92m to maximum dimensions)

uPVC double glazed window to the front elevation, suite comprising w.c, hand basin mounted in vanity unit, shower cubicle, heated towel rail, tiled flooring and part tiled walls, spotlights to ceiling.

## FAMILY BATHROOM

10'7" x 6'3" (3.25m x 1.93m )

With suite comprising w.c., hand basin mounted in vanity unit, panel sided bath with mixer shower over, part tiled walls, tiled flooring and chrome heated towel rail.

## EXTERNALLY

To the rear is a well presented low maintenance garden with york stone slabbed patio area, lawn area and pathway leading to the rear with pedestrian entrance into the Garage. Separate wooden constructed storage shed, glass canopy and gated

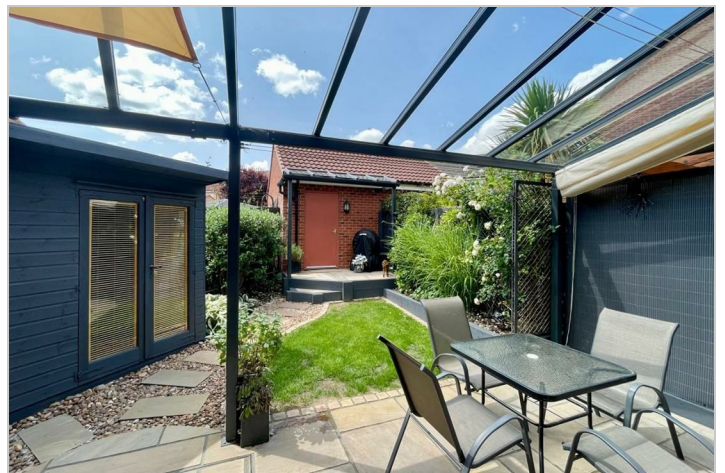
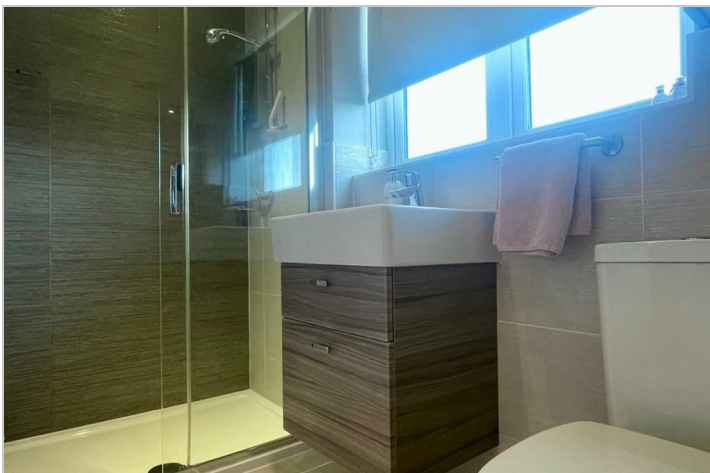
access to the side. The front garden is mainly set to lawn with pathways leading to the front entrance door and side entrance.

#### 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



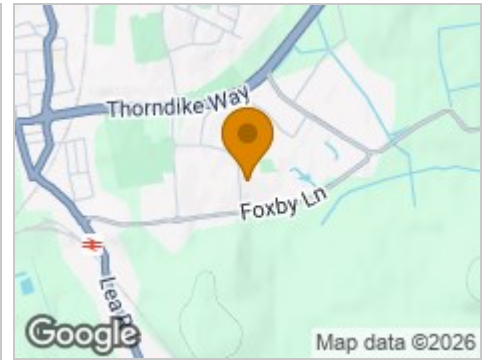
## Road Map



## Hybrid Map



## Terrain Map



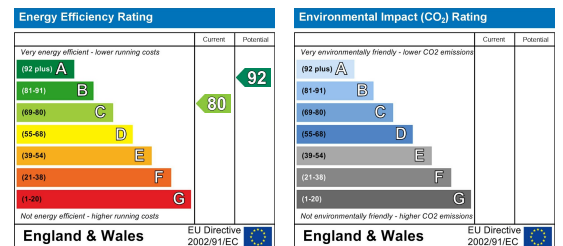
## Floor Plan



## 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.