

HUNTERS®

HERE TO GET *you* THERE



Garfield Street

Gainsborough, DN21 2LA

Asking Price £140,000



Council Tax: A



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ACCOMMODATION

Double glazed composite entrance door leading into:

ENTRANCE HALLWAY

Radiator, stairs rising to the first floor accommodation, dado rail and coving to ceiling. Door giving access into:

DINING ROOM

13'2" x 11'11" (4.02m x 3.64m)
uPVC double glazed window to the rear elevation, radiator, coving to ceiling, tiled fireplace with wood surround, mantle and electric fire feature, access to understairs storage area and part glazed wooden bi fold doors giving access into:

LOUNGE

11'8" x 12'3" with recess into bay window (3.58m x 3.75m with recess into bay window)
uPVC double glazed bay window, radiator, marble fireplace and hearth with painted wood surround and mantle and electric fire feature, dado rail and coving to ceiling.

KITCHEN

13'2" x 8'3" (4.02m x 2.52m)
Doorway from Dining Room.
uPVC double glazed window and glazed wooden entrance door to the side elevation, wood finish bespoke fitted kitchen comprising base, drawer and wall units with complementary work surfaces and tiled splashback, inset sink and drainer with mixer tap, integrated double oven and microwave, four ring electric hob, tiled flooring, radiator and beam features to ceiling. Door giving access into:

REAR UTILITY AREA

15'5" x 6'0" to its maximum dimensions (4.71m x 1.83m to its maximum dimensions)

Part glazed wooden stable door and single glazed window to the side elevation, Belfast styled sink, space for appliances and door giving access into Pantry area with wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Loft access, radiator, airing cupboard and doors in turn giving access to:

MASTER BEDROOM

14'5" x 12'4" (4.41m x 3.76m)
Two uPVC double glazed windows to the front elevation, radiator, dado rail, coving to ceiling and range of fitted wardrobes and drawer units.

BEDROOM TWO

13'1" x 9'5" (3.99m x 2.88m)
uPVC double glazed window to the rear elevation, radiator, dado rail, coving to ceiling and range of fitted wardrobes with overhead storage cupboards.

BEDROOM THREE

8'3" x 6'11" with recess into doorway (2.53m x 2.12m with recess into doorway)
uPVC double glazed window to the rear elevation, radiator, dado rail and range of fitted wardrobes with overhead storage cupboards.

FAMILY BATHROOM

6'0" x 5'5" (1.84m x 1.66m)
uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin, panel sided bath with electric shower over and tiled walls.

EXTERNALLY

To the front is a wall and wrought iron fenced buffer garden with gated access to the front entrance door and pathway to the side leading to the enclosed rear garden which is mainly set to lawn with patio area, well stocked borders, brick built external w.c. and coal shed.

TENURE Freehold

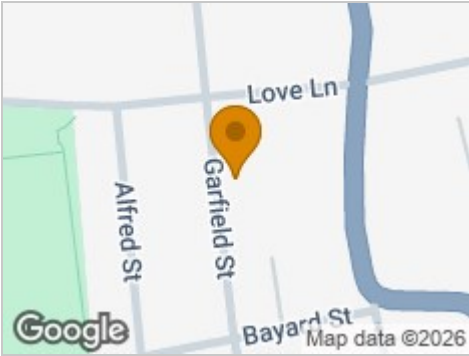
COUNCIL TAX

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



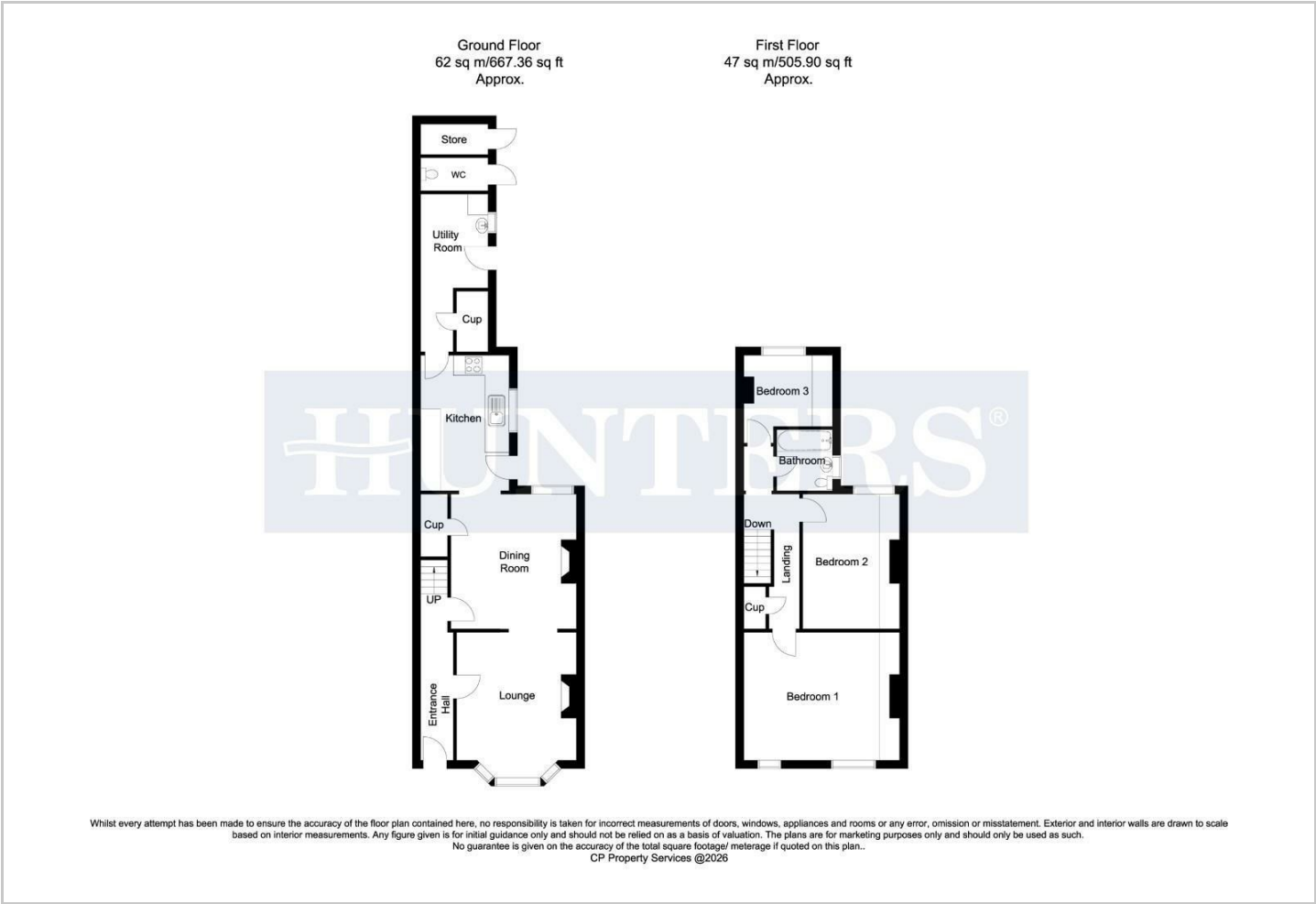
Hybrid Map



Terrain Map



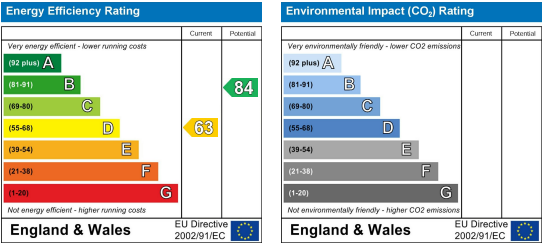
Floor Plan



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.