

HUNTERS[®]

HERE TO GET *you* THERE



Forster Street

Gainsborough, DN21 2LL

Asking Price £125,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with further glazed wooden entrance door leading into:

ENTRANCE HALLWAY

Radiator, stairs rising to the first floor accommodation and doors giving access to:

LOUNGE

13'3" x 11'6" (4.05m x 3.53m)

uPVC double glazed bay window to the front elevation, radiator.

DINING ROOM

12'5" x 11'8" (3.80m x 3.58m)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling, part wood panel walls and door giving access into:

KITCHEN

12'11" x 7'10" (3.95m x 2.41m)

uPVC double glazed windows and entrance door to the side elevation, gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, space for cooker, low level appliance and integrated dishwasher, radiator and access to useful under stairs storage area. Door giving access into:

UTILITY AREA

8'8" x 6'0" (2.65m x 1.83m)

uPVC double glazed window to the side elevation, provision for automatic washing machine, space for fridge freezer and door giving access into:

SHOWER ROOM

8'2" x 5'7" (2.50m x 1.72m)

uPVC double glazed window to the side elevation, suite comprising w.c, hand basin with tiled splashback, corner shower cubicle and wall mounted electric heater.

FIRST FLOOR LANDING

Loft access and doors giving access to:

MASTER BEDROOM

15'0" x 11'5" (4.58m x 3.50m)

uPVC double glazed window to the front elevation, laminate flooring and coving to ceiling.

BEDROOM TWO

12'5" x 8'8" (3.81m x 2.66m)

uPVC double glazed window to the rear elevation, radiator and built in storage cupboard.

FAMILY BATHROOM

5'4" x 5'1" (1.65m x 1.57m)

uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit and panel sided bath with mermaid board splashback.

BEDROOM THREE

8'0" x 7'1" (2.44m x 2.16m)

uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

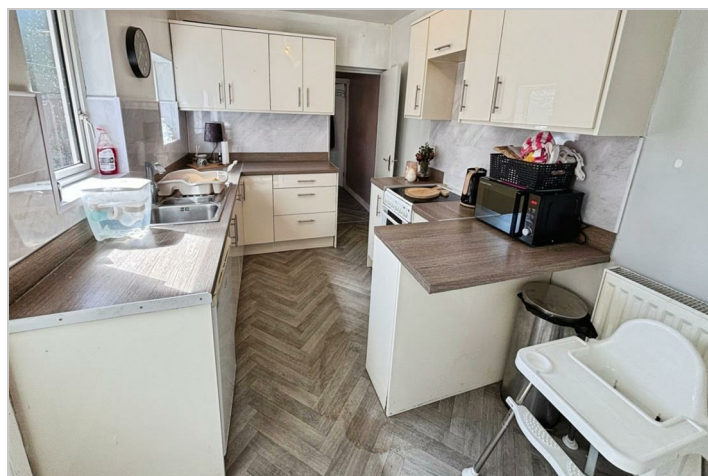
To the front is a walled and gated low maintenance buffer garden and to the rear an enclosed garden with garden shed.

TENURE - Freehold

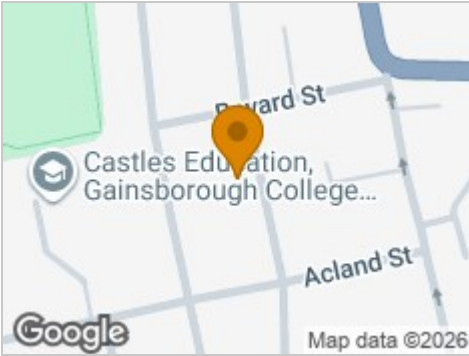
COUNCIL TAX

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



Road Map



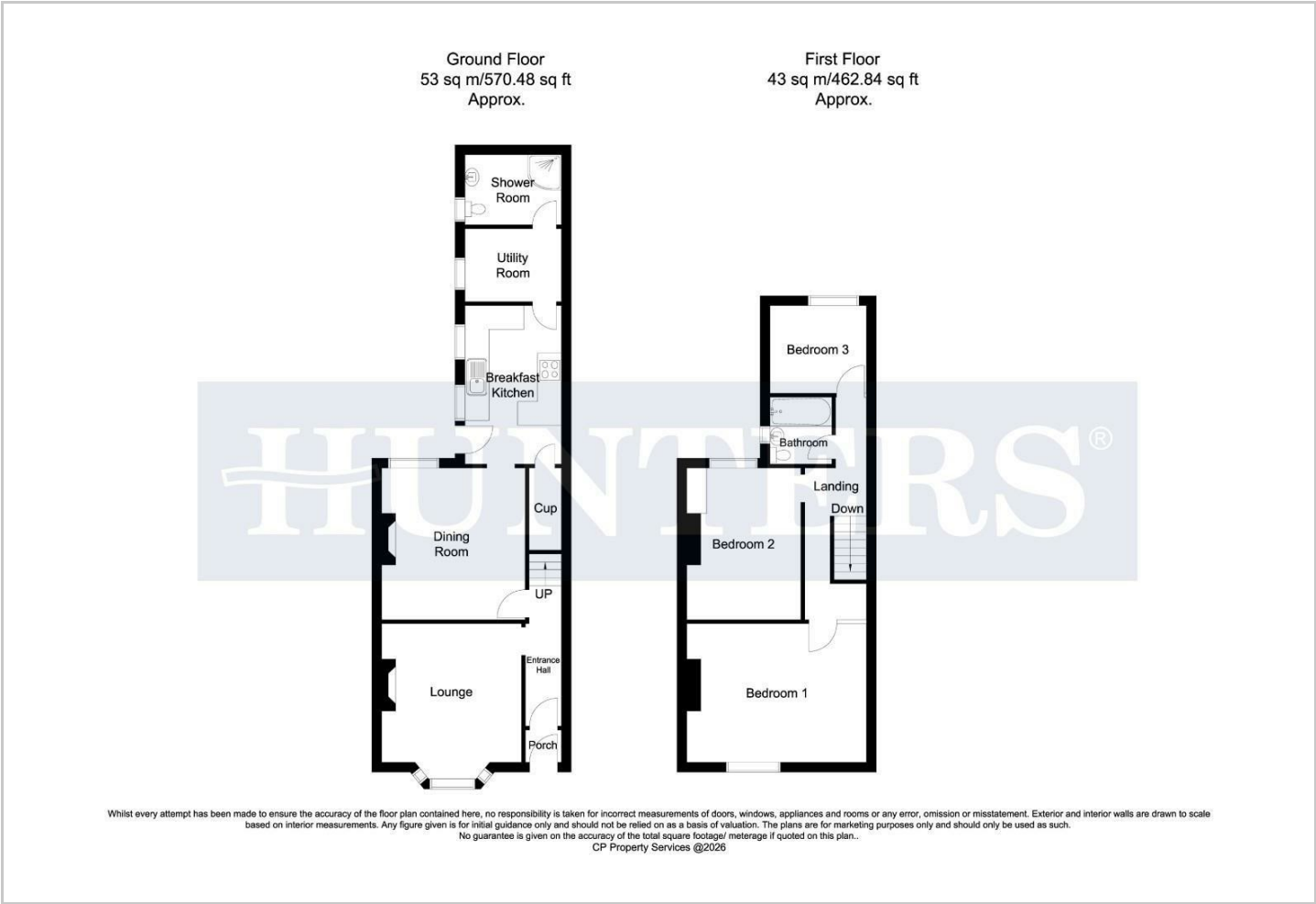
Hybrid Map



Terrain Map



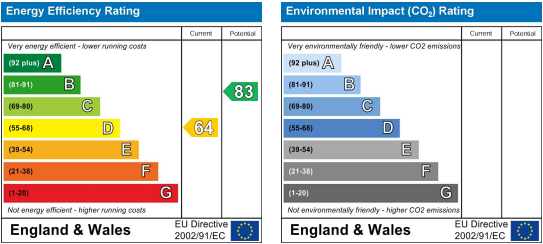
Floor Plan



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.