

# HUNTERS®

HERE TO GET *you* THERE



Tooley Street  
Gainsborough, DN21 2AN

£85,000

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Council Tax: A



# 44 Tooley Street

## Gainsborough, DN21 2AN

£85,000



### ACCOMMODATION

uPVC double glazed entrance door leading into Entrance Porch with wooden glazed door giving access to:

### OPEN PLAN LOUNGE DINER

24'8" x 9'11" (7.53 x 3.04 )

uPVC double glazed window to the front elevation, painted fireplace and hearth with electric fire feature, radiator, laminate flooring, stairs rising to first floor accommodation and doorway giving access to:

### KITCHEN

10'3" x 10'0" to maximum dimensions (3.13 x 3.05 to maximum dimensions)

Part glazed wooden door to the rear giving access out to the rear lobby with single glazed wooden window to the side elevation and uPVC double glazed door giving access out to the rear garden area. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, radiator and door giving access to:

### BATHROOM

8'7" x 6'2" to maximum dimensions (2.63 x 1.89 to maximum dimensions)

Two wooden single glazed windows to the side elevation opening onto the rear porch. Bathroom suite comprising w.c., pedestal wash hand basin, panel sided bath, part tiled walls, radiator and wall mounted gas fired central heating boiler.

### FIRST FLOOR LANDING

With loft access, linen cupboard, radiator and doors giving access to:

### BEDROOM ONE

12'11" x 9'9" (3.96 x 2.99)

uPVC double glazed window to the front elevation and radiator.

### DOORWAY FROM LANDING INTO INNER HALLWAY

With doors giving access to:

### BEDROOM TWO

8'5" x 5'11" (2.58 x 1.82)

uPVC double glazed window to the side elevation and radiator.

### BEDROOM THREE

7'3" x 6'3" (2.22 x 1.92)

uPVC double glazed window to the rear elevation and radiator.

### EXTERNALLY

To the front is a wall and gated low maintenance buffer garden giving access to the front Entrance door and to the rear is an enclosed low maintenance garden with decking area, patio, space for shed and wooden double gates to the rear giving access out to the rear alleyway.

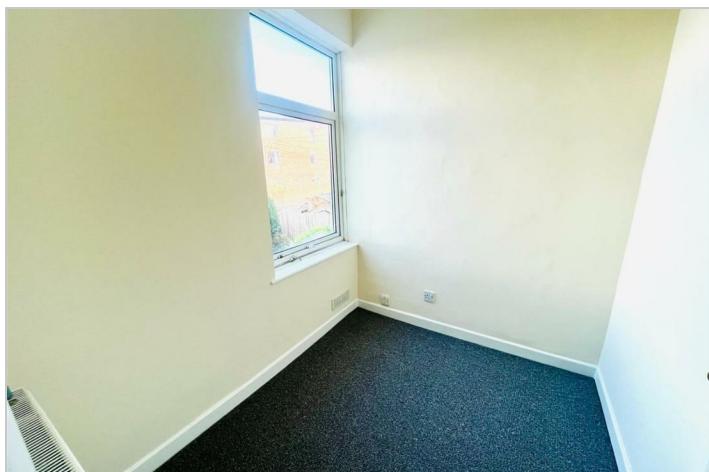
### COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

### TENURE - FREEHOLD

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

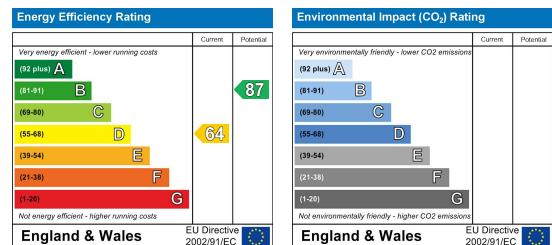


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.