

# HUNTERS®

HERE TO GET *you* THERE



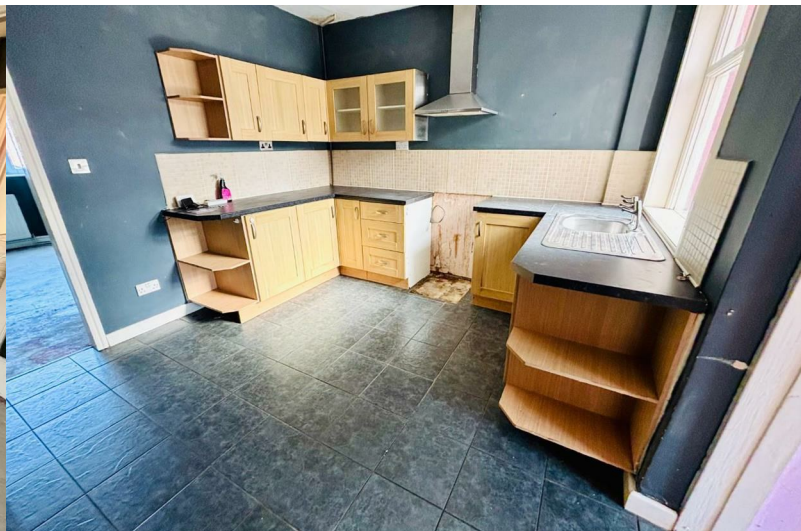
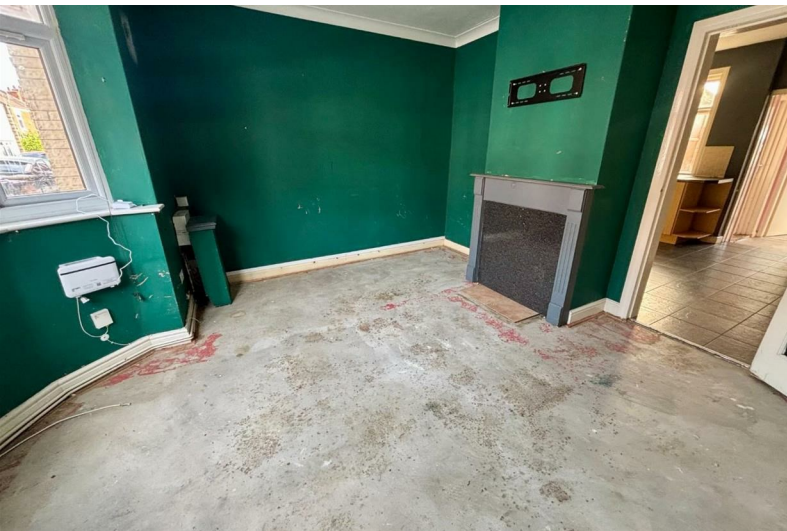
## George Street

Gainsborough, DN21 2PU

Asking Price £82,500



Council Tax: A



# 25 George Street

Gainsborough, DN21 2PU

Asking Price £82,500



## ENTRANCE HALLWAY

UPVC double glazed entrance door into entrance hallway stairs rising to first floor accommodation with UPVC double glazed window to the side elevation, radiator, tiled floor and wooden glazed door giving access into:

## BREAKFAST KITCHEN

10'5" x 10'9" (3.20 x 3.28 )

With recess into stair storage area, wooden single glazed window to the rear elevation looking onto the lean to, fitted kitchen comprising of base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, space for cooker and fridge freezer, tiled flooring and door giving access into:

## LOUNGE

13'10" x 13'1" (4.22 x 4.00)

UPVC double glazed bow window to the front elevation, two radiators and coving to ceiling

## REAR LOBBY

7'6" x 4'0" (2.30 x 1.24)

UPVC double glazed window to the side elevation and wooden part glazed door into lean to and door into,

## BATHROOM

7'6" x 5'6" (2.31 x 1.68)

UPVC double glazed window to the rear elevation, bathroom suite comprising WC, pedestal wash hand basin and panel sided bath with electric shower over tiled splashback and radiator.

## UTILITY AREA/LEAN TO

10'11" x 5'6" (3.33 x 1.69)

Wooden glazed door to the rear elevation giving access to the enclosed rear garden, provision for automatic washing machine and space for dryer.

## LANDING

Useful storage cupboard, loft access and doors giving access to,

## MASTER BEDROOM

13'9" x 10'4" (4.21 x 3.17 )

UPVC double glazed window to the front elevation and radiator.

## BEDROOM TWO

10'9" x 7'8" (3.29 x 2.36)

UPVC double glazed window to the elevation and radiator.

## BEDROOM THREE

10'0" x 7'6" (3.07 x 2.30 )

UPVC double glazed window to the rear elevation and radiator.

## EXTERNALLY

Externally to the front is a walled low maintenance buffer garden with pathway leading to side entrance door into the enclosed rear garden mainly set to lawn with concrete patio area.

## TENURE - FREEHOLD

## COUNCIL TAX

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

## BUYER AGENT NOTE

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



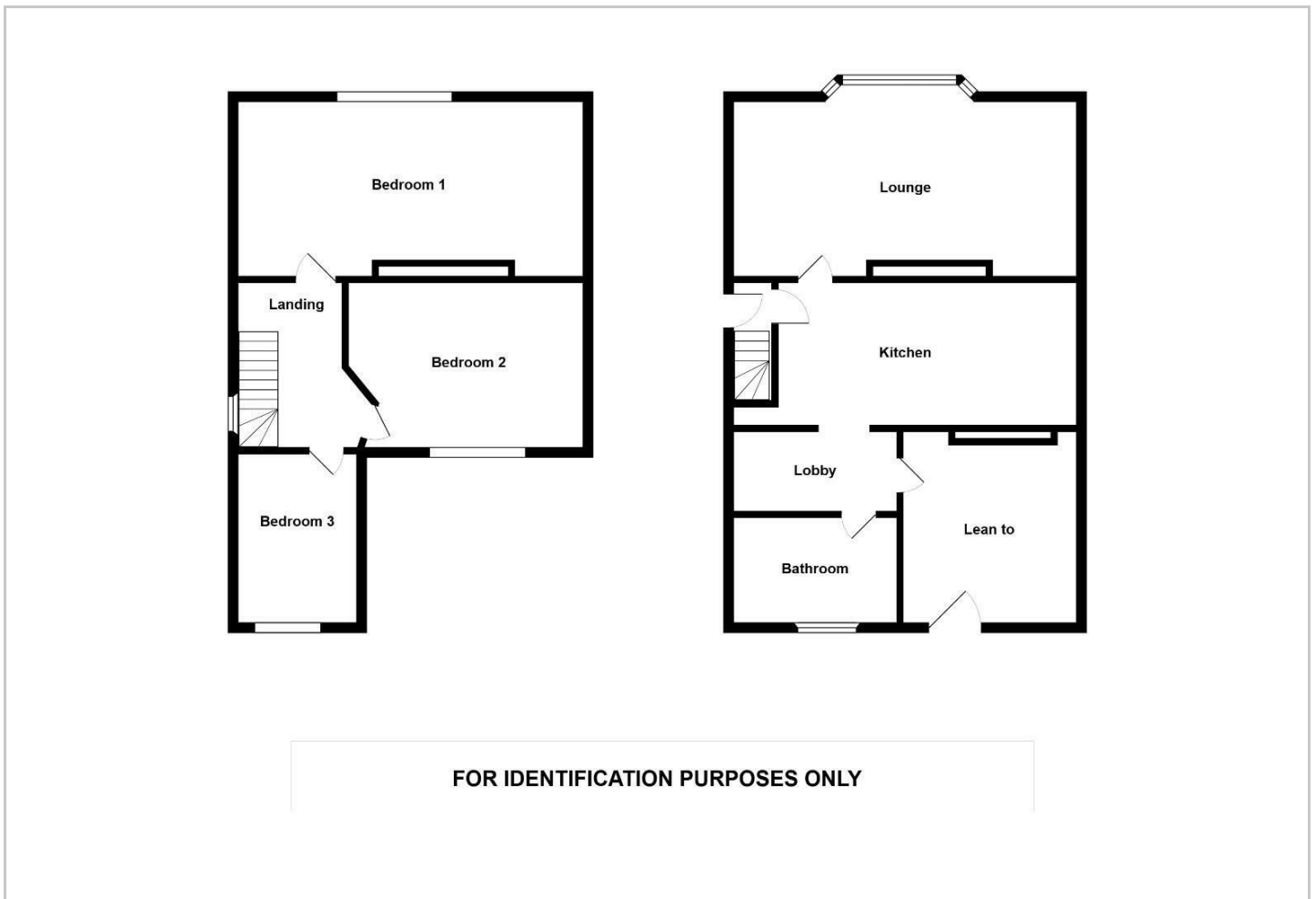
## Hybrid Map



## Terrain Map



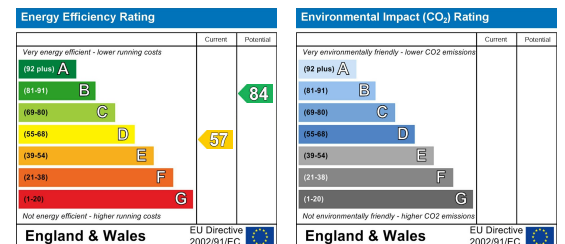
## Floor Plan



## 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.