

# HUNTERS®

HERE TO GET *you* THERE



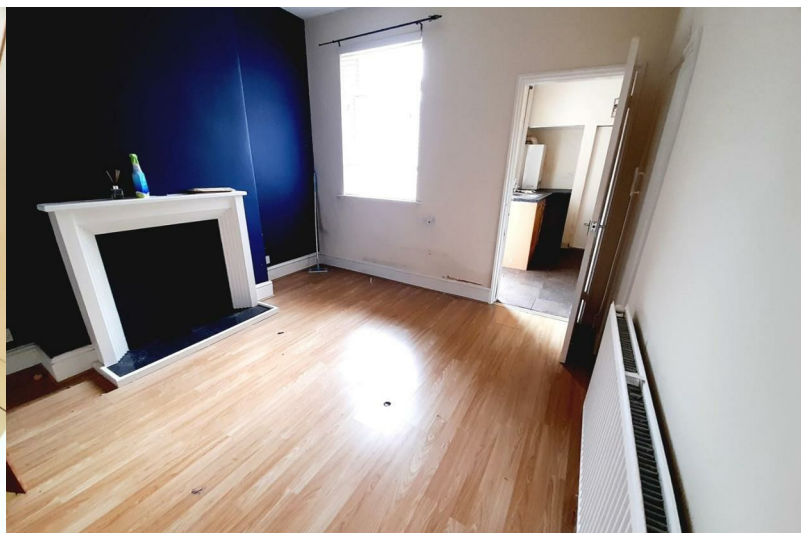
## Roperly Road

Gainsborough, DN21 2NX

£95,000



Council Tax: A



# 181 Roperly Road

Gainsborough, DN21 2NX

£95,000



## ACCOMMODATION

uPVC double glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and doors giving access to:

### LOUNGE

13'1" x 10'6" to its maximum dimensions (4.00m x 3.21m to its maximum dimensions)

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

### DINING ROOM

12'3" x 10'9" (3.74m x 3.29m )

uPVC double glazed window to the rear elevation, radiator, laminate flooring, access to under stairs storage area and door giving access into:

### KITCHEN

9'5" x 7'8" (2.88m x 2.35m )

uPVC double glazed window and entrance door to the side elevation, fitted kitchen comprising base, drawer, wall and larder unit with complementary work surfaces, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine and space for fridge freezer, wall mounted gas fired central heating boiler. Door giving access into:

### BATHROOM

7'8" x 5'10" to its maximum dimensions (2.34m x 1.78m to its maximum dimensions)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath with shower attachment and radiator.

## FIRST FLOOR LANDING

With doors in turn giving access to:

### MASTER BEDROOM

13'9" x 11'7" (4.21m x 3.55m )

Two uPVC double glazed windows to the front elevation, radiator, cast iron fire feature and laminate flooring.

### BEDROOM TWO

12'3" x 11'9" (3.75m x 3.60m )

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

### BEDROOM THREE

9'11" x 7'8" (3.04m x 2.36m )

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

## EXTERNALLY

To the front is a wall and gated buffer garden with pathway leading to the front entrance door and to the rear is a low maintenance enclosed garden with brick built storage areas.

## TENURE - Freehold

## COUNCIL TAX

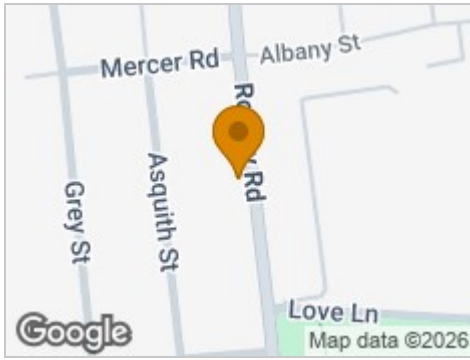
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

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



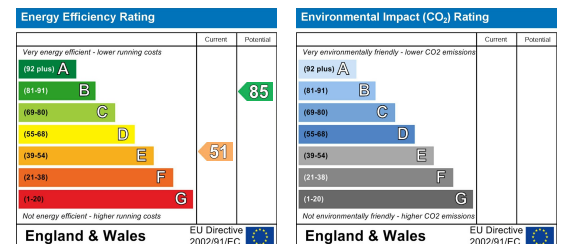
## Floor Plan



## 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.