

HUNTERS®

HERE TO GET *you* THERE



Northolme

Gainsborough, DN21 2JD

Asking Price £180,000



Council Tax: A



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, wood flooring, radiator, part panel walls and original features doors giving access to:

LOUNGE

15'9" x 12'4" to its maximum dimensions (4.81 x 3.77 to its maximum dimensions)
uPVC double glazed bay window to the front elevation, cast iron fireplace with decorative tiled insert, wood surround and mantle, radiator and original coving to ceiling.

DINING ROOM

14'0" x 11'2" (4.28 x 3.42)
uPVC double glazed window to the rear elevation, radiator, decorative original fireplace with insert tiled features and original coving to ceiling.

KITCHEN

16'1" x 10'2" (4.92 x 3.10)
uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary wood finish work surface, tiled splashback, inset ceramic sink and drainer with mixer tap, space for range style cooker and American style fridge freezer, provision for automatic washing machine, radiator and fully tiled flooring. Door giving access to:

SNUG/OFFICE

9'4" x 9'10" (2.85 x 3.00)
uPVC double glazed window to the side elevation, radiator and doorway into:

INNER LOBBY

With composite double glazed entrance door to the side elevation giving access out to the rear garden. Door leading to:

DOWNSTAIRS CLOAKROOM

2'1" x 2'7" (0.64 x 0.79)
uPVC double glazed window to the side elevation, w.c., handbasin and radiator.

FIRST FLOOR LANDING

Loft access and doors giving access to:

MASTER BEDROOM

13'5" x 11'4" (4.11 x 3.46)
uPVC double glazed window to the front elevation, radiator. Door leading into

EN SUITE BATHROOM

10'5" x 5'6" (3.20 x 1.68)
uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin and ball and claw roll top style bath, half tiled walls, chrome heated towel rail.

BEDROOM TWO

13'11" x 11'2" (4.26 x 3.41)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

10'3" x 10'0" (3.13 x 3.07)
uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

6'7" x 5'4" (2.02 x 1.65)

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in base vanity unit and corner shower cubicle, part tiled walls and radiator.

EXTERNALLY

To the front is a low maintenance garden with pathway leading to the front entrance door. To the rear is an enclosed low maintenance yard with gated access and seating area.

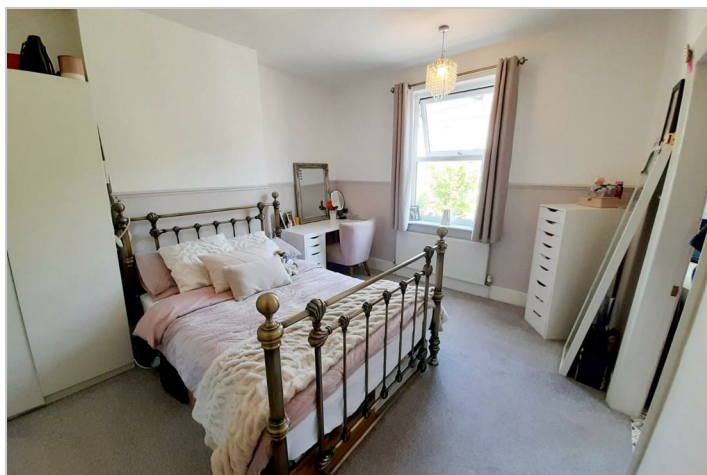
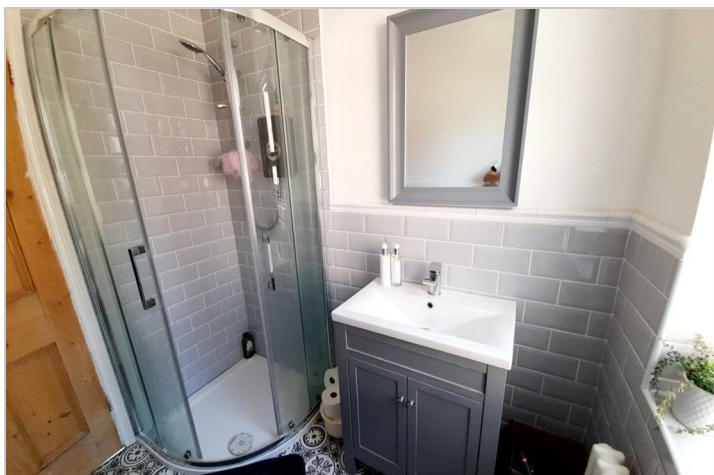
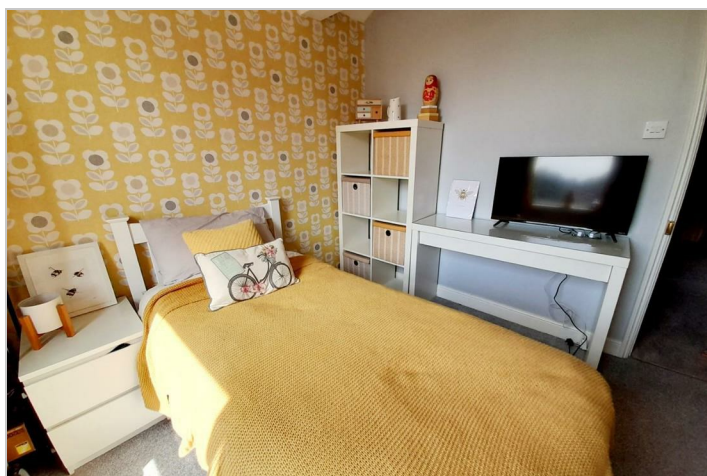
COUNCIL TAX

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 £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



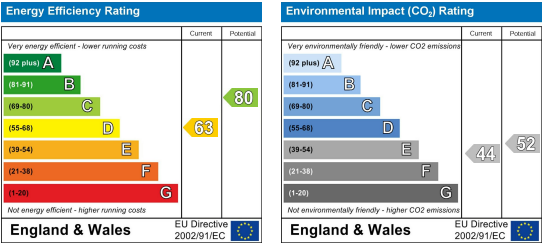
Floor Plan



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.