

HUNTERS®

HERE TO GET *you* THERE



Willow Close

Gainsborough, DN21 2TZ

Asking Price £175,000



Council Tax: B



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ACCOMMODATION

uPVC double glazed entrance door leading into Entrance Porch with door giving access to storage area (2.62m x 2.55m) and further door giving access to:

W.C.

4'9" x 3'1" (1.45m x 0.94m)

uPVC double glazed window to the front elevation, w.c., hand basin mounted in vanity unit and wall mounted electric heater.

LOUNGE

23'10" x 11'3" to its maximum dimensions (7.28m x 3.44m to its maximum dimensions)

Doorway from Porch. uPVC double glazed window to the front elevation and double glazed patio doors to the rear elevation giving access out to the garden, two radiators, laminate flooring, coving to ceiling, marble fireplace and hearth with electric fire feature. Doorway giving access into:

HALLWAY

With stairs rising to the first floor accommodation and storage under, radiator and doors in turn giving access to:

UTILITY ROOM

7'11" x 6'11" (2.42m x 2.11m)

With range of fitted base, wall and larder units with complementary work surface, provision for low level appliance, integrated automatic washing machine, space for refrigerator/freezer.

KITCHEN

10'9" x 8'1" (3.28m x 2.48m)

uPVC double glazed window to the rear elevation

and part uPVC double glazed entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset circular sink with mixer tap, integrated dishwasher, cupboard housing the gas fired central heating boiler, inset double oven, four ring induction hob with extractor over, space for fridge freezer and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation and doors in turn giving access to:

BEDROOM THREE

12'6" x 8'3" (3.83m x 2.52m)

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

MASTER BEDROOM

13'2" x 11'1" (4.02m x 3.40m)

uPVC double glazed window to the front elevation, range of fitted wardrobes and drawer units, laminate flooring, radiator and access to useful storage cupboard.

BEDROOM TWO

11'1" x 10'9" (3.40m x 3.29m)

uPVC double glazed window to the rear elevation, radiator, laminate flooring and loft access.

FAMILY BATHROOM

8'0" x 7'6" (2.46m x 2.29m)

uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath with tiled splashback and shower over, useful linen cupboard, tiled flooring and radiator.

SHOWER ROOM

5'0" x 3'0" (1.54m x 0.92m)
uPVC double glazed window to the side elevation,
shower cubicle with electric shower.

EXTERNALLY

To the front is a driveway allowing off road parking
for multiple vehicles with pathway leading to the front
entrance door and gated access to the side leading
to the enclosed mature rear garden which is mainly
set to lawn with planted borders with a variety of
shrubs, bushes and flowering plants, patio area.

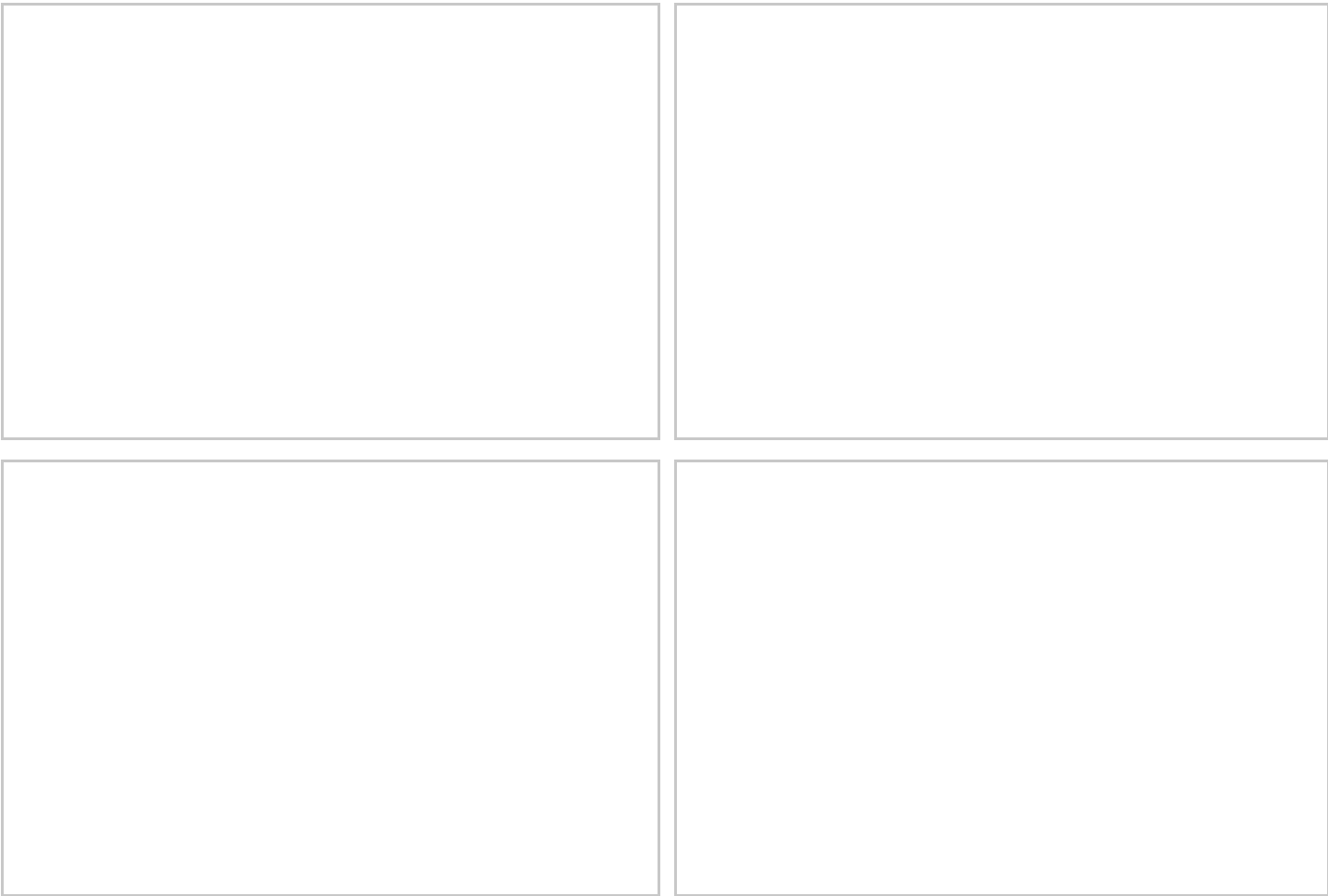
TENURE - Freehold

COUNCIL TAX

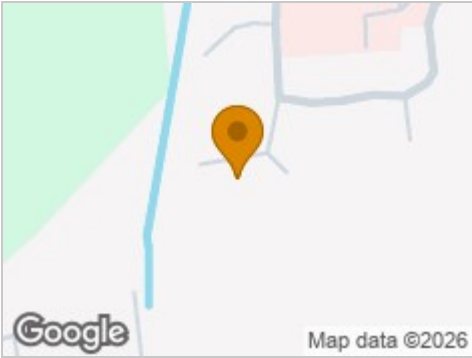
Through enquiry of the West Lindsey District
Council we have been advised that the property is in
Rating Band 'B'

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

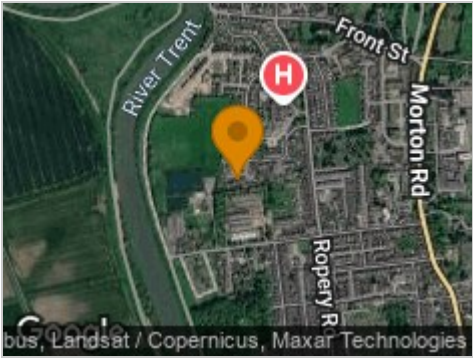
before any property transaction can proceed. Our
estate agency uses Coadjute's Assured Compliance
service to facilitate the AML checks. A fee will be
charged for each individual AML check conducted



Road Map



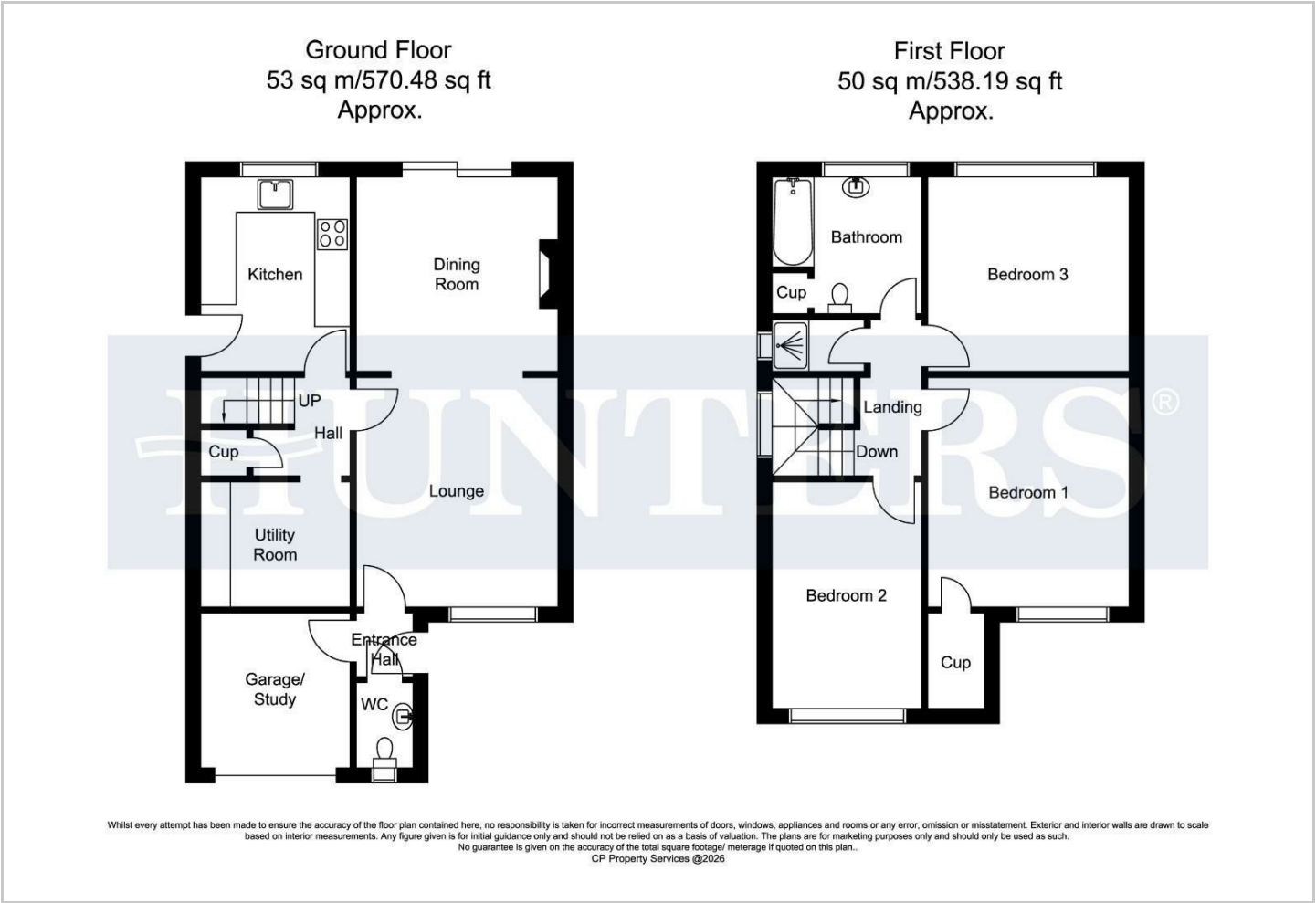
Hybrid Map



Terrain Map



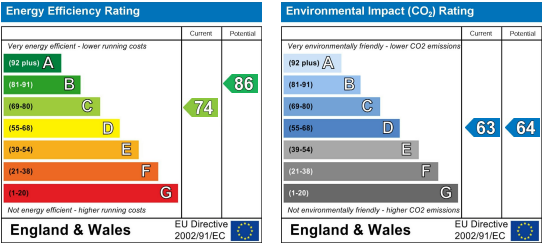
Floor Plan



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.