

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Church Street

Glentworth, Gainsborough, DN21 5DG

Asking Price £195,000



Council Tax: B



# 17 Church Street

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## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

## ENTRANCE HALLWAY

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

## LOUNGE

12'10" x 11'10" (3.92m x 3.62m )

uPVC double glazed window to the front elevation, radiator, stone fireplace with tiled hearth and open fronted gas fire. Opening to:

## DINING AREA

8'0" x 9'1" (2.44m x 2.79m )

Wooden glazed French doors to the rear elevation giving access out to the Conservatory, radiator and opening looking into the Kitchen.

## CONSERVATORY

12'7" x 7'6" (3.84m x 2.30m )

Constructed on a low level brick wall with uPVC double glazed frame and French doors opening to the side elevation onto the slabbed patio area, radiator and laminate flooring.

## KITCHEN

10'9" x 9'10" (3.28m x 3.00m )

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker, provision for automatic washing machine and dishwasher, radiator. Door leading into:

## REAR PORCH

With uPVC double glazed entrance door to the rear elevation, tiled flooring and doors in turn giving access to:

## W.C.

5'1" x 5'8" (1.57m x 1.74m )

Wooden single glazed window to the rear elevation, tiled flooring, w.c., handbasin and bidet, wall mounted gas fired central heating boiler.

## SHOWER ROOM

9'9" x 8'4" (2.98m x 2.55m )

With tiled and mermaid boarding to the walls, walk in double shower, pedestal wash hand basin, radiator and laminate flooring.

## STUDY/UTILITY AREA

8'5" x 5'11" (2.57m x 1.81m )

Doorway from Hallway.

uPVC double glazed window to the front elevation, larder and wall units, vinyl flooring.

## FIRST FLOOR LANDING

Doors giving access to:

## MASTER BEDROOM

14'1" x 10'2" (4.30m x 3.10m )

uPVC double glazed window to the front elevation, radiator and air conditioning unit.

## BEDROOM TWO

18'5" x 8'4" to its maximum dimensions (5.62m x 2.55m to its maximum dimensions)

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

### BEDROOM THREE

11'10" x 7'10" (3.61m x 2.41m )

uPVC double glazed window to the rear elevation and radiator.

### W.C.

7'1" x 4'11" (2.16m x 1.50m )

uPVC double glazed window to the rear elevation, tiled flooring, w.c. and basin mounted in vanity unit with tiled splashback and radiator.

### EXTERNALLY

To the front is the driveway allowing off road parking for multiple vehicles with the garden being mainly set to lawn with hedged border and slabbed pathway leading to the rear garden which is also mainly set to lawn with slabbed patio area and mature borders.

### 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



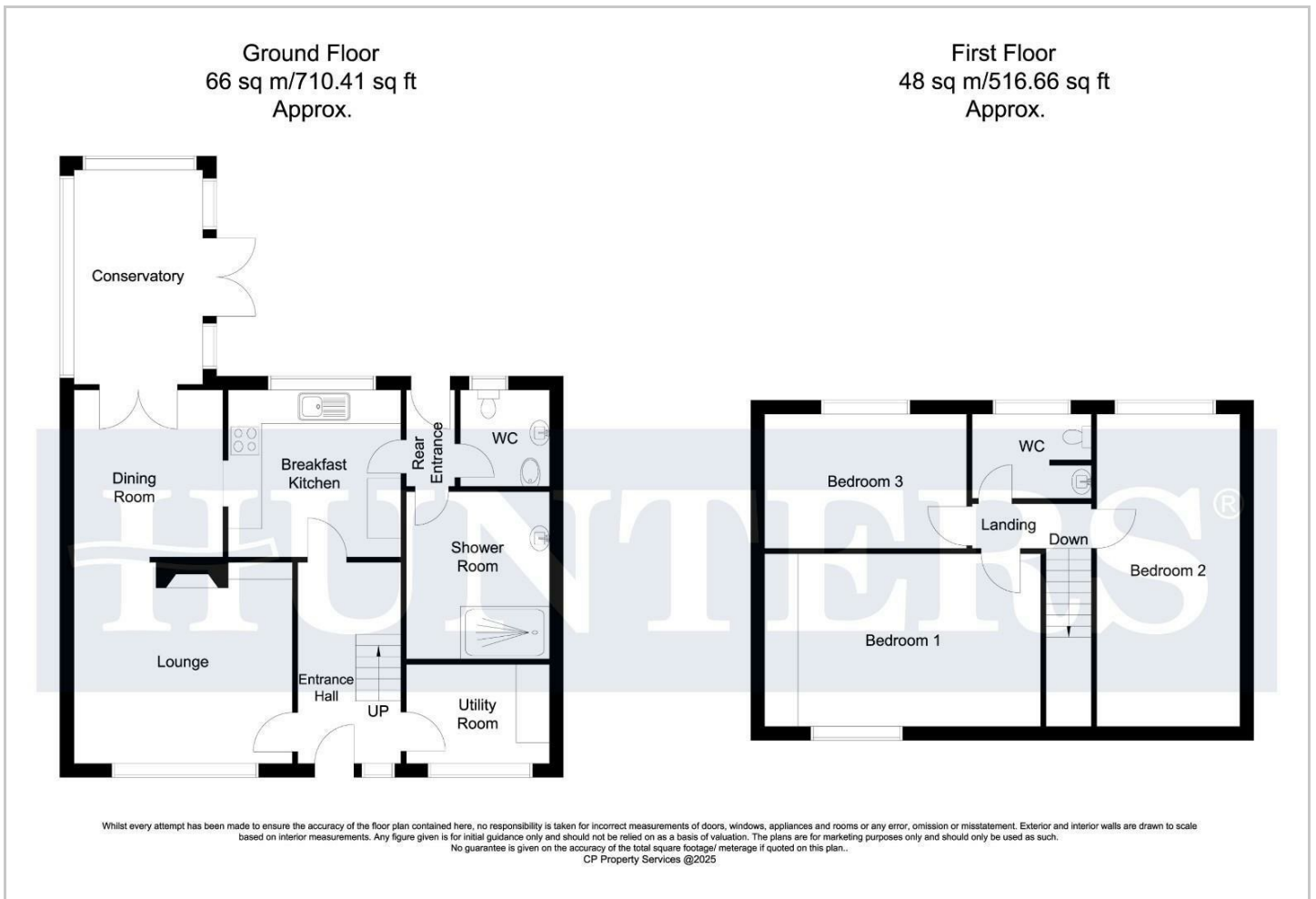
## Hybrid Map



## Terrain Map



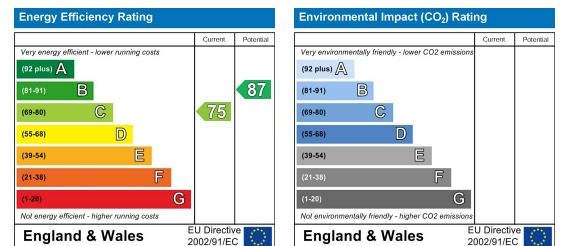
## Floor Plan



## 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.