



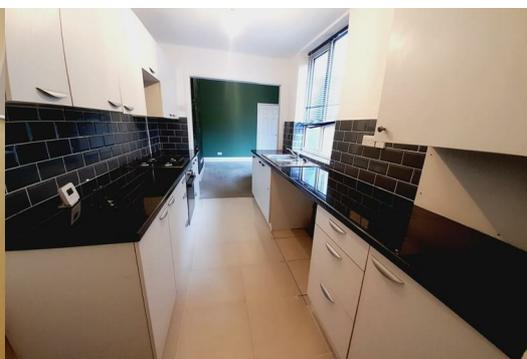
Melrose Road

Gainsborough, DN21 2SD

£115,000



We offer to the market a three bed semi detached house located to the north side of the market town of Gainsborough in a popular residential area surrounded with numerous amenities including supermarkets, medical and leisure facilities, schools and recreational grounds, along with access to the Riverside. Accommodation comprising Hallway, Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and three Bedrooms. VIEWING HIGHLY RECOMMENDED.



ACCOMMODATION

uPVC double glazed Entrance door with side windows leading into:

HALLWAY

Stairs rising to first floor accommodation with storage under, radiator, laminate flooring and doors giving access to:

LOUNGE 14'1" x 10'9" (4.31m x 3.29m)

uPVC double glazed bay window to the front elevation, radiator, marble fireplace and hearth with wooden surround and mantle over with open fronted gas fire, coving to ceiling.

DINING ROOM 11'10" x 9'10" (3.63m x 3.01m)

uPVC double glazed corner window, radiator, coving to ceiling, opening giving access to:

KITCHEN 11'8" x 6'9" (3.57m x 2.08m)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, provision for automatic washing machine, space for fridge freezer. Door giving access to:

REAR LOBBY

uPVC double glazed Entrance door to the side elevation. Door giving access to:

BATHROOM 6'4" x 6'1" (1.94m x 1.86m)

uPVC double glazed window to the side elevation, three piece bathroom suite comprising w.c, hand basin mounted in vanity unit, walk in shower, tiled splashbacks, radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, radiator, loft access and doors giving access to:

BEDROOM ONE 12'2" x 10'6" (3.73m x 3.22m)

Double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO 11'9" x 9'10" (3.60m x 3.02m)

uPVC double glazed window to the side elevation, radiator, coving to ceiling. Door giving access to:

BEDROOM THREE/DRESSING ROOM 7'10" x 6'10" (2.41m x 2.10m)

uPVC double glazed window to the side elevation, radiator and coving to ceiling.

EXTERNALLY

To the front is a walled and gated low maintenance gravelled buffer garden with pathway leading to the side of the property and gate leading to the low maintenance enclosed rear yard.

COUNCIL TAX

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

TENURE - Freehold

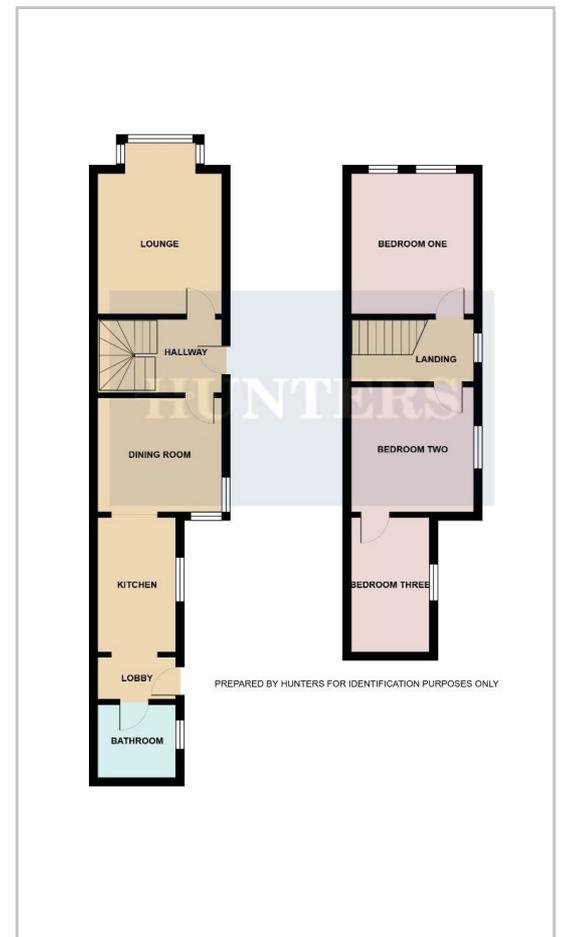
AGENT NOTE

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

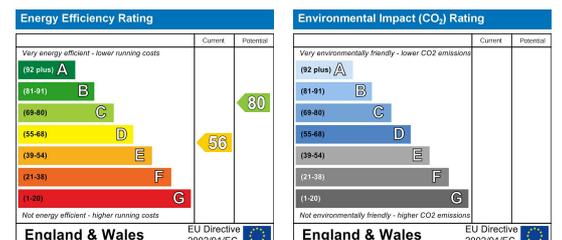
Area Map



Floor Plans



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.

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