

HUNTERS[®]

HERE TO GET *you* THERE



Ravendale Road

Gainsborough, DN21 1XD

Asking Price £225,000



Council Tax: C



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE PORCH

8'11" x 8'0" (2.74m x 2.45m)

Double glazed windows to the front and side elevations, tiled flooring and glazed wooden entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation and doors in turn giving access to:

LOUNGE

16'5" x 11'11" (5.01m x 3.64m)

uPVC double glazed window to the front elevation, radiator and fireplace with gas fire, coving to ceiling.

KITCHEN DINER

16'2" x 9'8" to its maximum dimensions (4.95m x 2.97m to its maximum dimensions)

uPVC double glazed windows to the rear and side elevations, uPVC double glazed entrance door to the side elevation. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, provision for automatic washing machine, radiator and door giving access into Pantry.

BEDROOM ONE

11'10" x 11'6" (3.63m x 3.52m)

uPVC double glazed window to the front elevation, radiator and range to fitted wardrobes, coving to ceiling.

BEDROOM TWO

12'0" x 9'3" (3.66m x 2.82m)

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

BEDROOM THREE

12'0" x 9'8" (3.66m x 2.95m)

Currently used as Second Sitting Room.

uPVC double glazed French doors and windows to the rear elevation giving access to the enclosed rear garden, radiator and coving to ceiling.

SHOWER ROOM

8'3" x 6'6" (2.54m x 1.99m)

uPVC double glazed window to the rear elevation, suite comprising w.c, wash hand basin mounted in vanity unit, walk in shower cubicle, tiled walls, storage cupboard and chrome heated towel rail.

FIRST FLOOR LANDING AREA

Radiator and doors giving access to:

ATTIC BEDROOM

12'7" x 7'5" (3.85m x 2.28m)

uPVC double glazed window to the front elevation, radiator and eaves storage.

ATTIC STORAGE AREA

13'7" x 6'10" (4.15m x 2.09m)

Door from Landing area.

Access to storage area.

EXTERNALLY

To the front is an enclosed walled and gated garden with low maintenance slate chippings and driveway allowing off road parking and leading to the single Garage with up and over door, light and power. A

pathway leads to the front entrance door and access down the side opens to the enclosed rear garden which is mainly set to lawn with 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 'C'

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



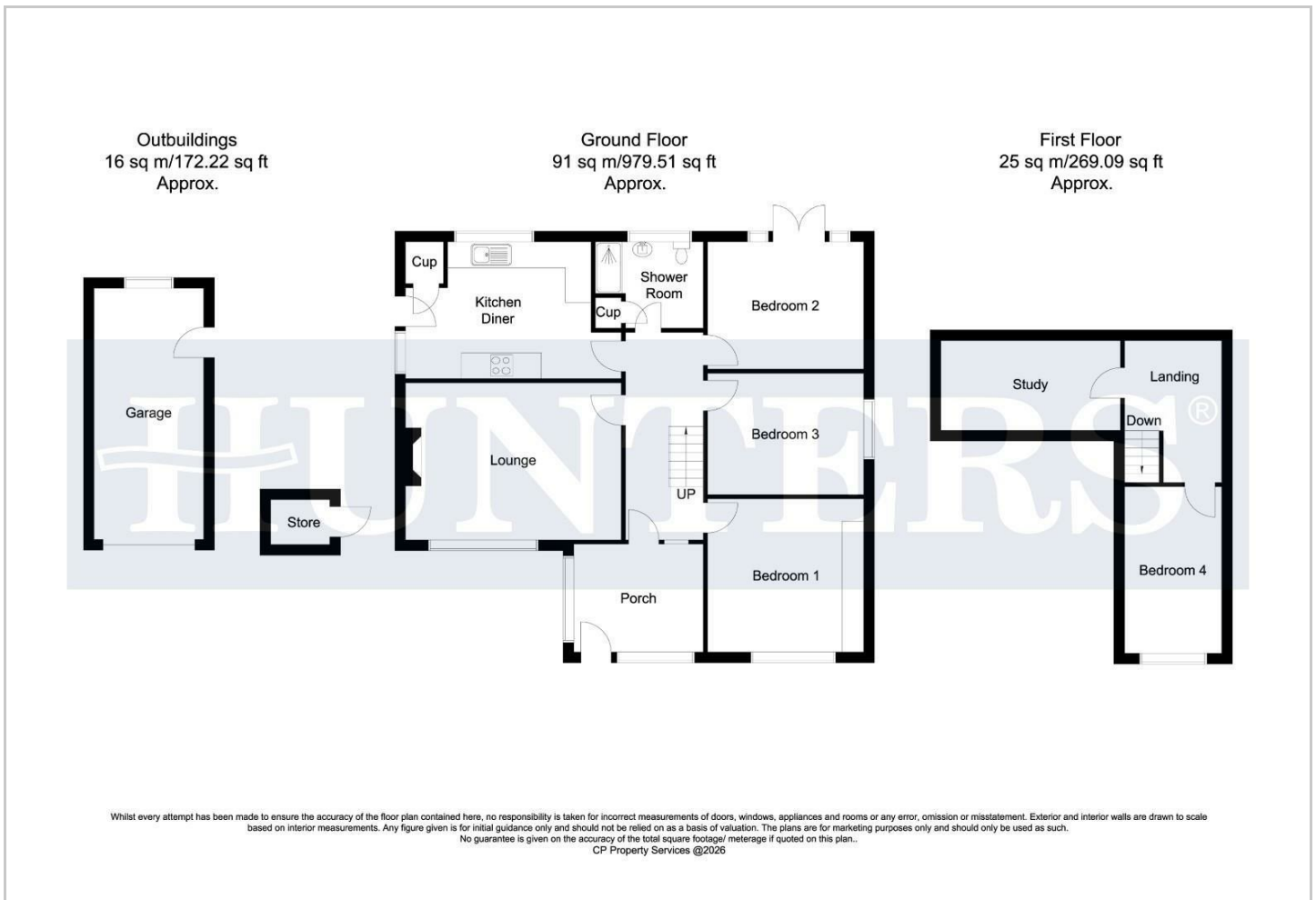
Hybrid Map



Terrain Map



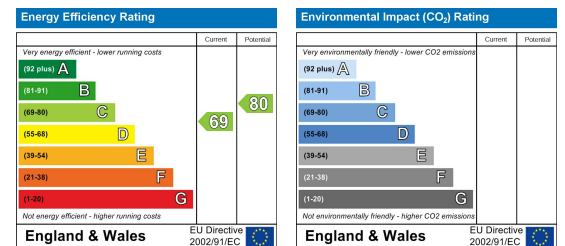
Floor Plan



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.