

HUNTERS®

HERE TO GET *you* THERE



Dog & Duck Lane

Morton, Gainsborough, DN21 3BB

Asking Price £125,000



Council Tax: A



2B Dog & Duck Lane

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PORCH

UPVC double glazed entrance door into porch with UPVC double glazed window to the front elevation radiator and door giving access to

LOUNGE

14'11" x 12'11" to maximum dimensions (4.56 x 3.94 to maximum dimensions)

UPVC double glazed window to the front elevation, radiator, stairs rising to 1st floor accommodation and door giving access to

BREAKFAST KITCHEN

12'11" x 9'8" (3.95 x 2.96)

UPVC double glazed window and entrance door to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer, integrated electric oven and four ring electric hob with extractor over, provision for automatic washing machine and space for fridge freezer and radiator

FIRST FLOOR LANDING

loft access and doors giving access to

BED ONE

12'1" x 9'10" (3.70 x 3.02)

UPVC double glazed window to the front elevation, radiator and a range fitted wardrobes and separate cupboard space

BED TWO

12'7" x 6'8" (3.85 x 2.04)

UPVC double glazed window to the rear elevation and radiator

BATHROOM

8'11" x 5'9" (2.74 x 1.76)

UPVC double glazed window to the rear elevation and four piece bathroom suite comprising WC and handbasin mounted in vanity unit, panel sided bath separate shower cubicle tiled walls, chrome heated towel rail and spotlights to ceiling

EXTERNALLY

Externally to the front is a wall low maintenance buffer garden leading to the front entrance door and to the rear is an enclosed low maintenance garden with gated access and two allocated parking spaces to the rear.

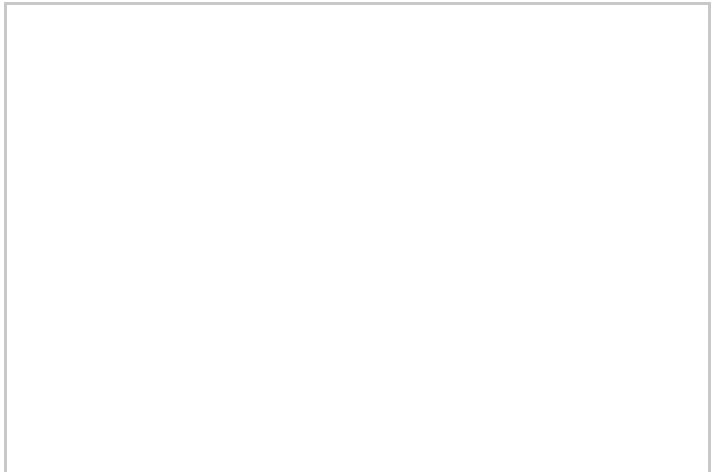
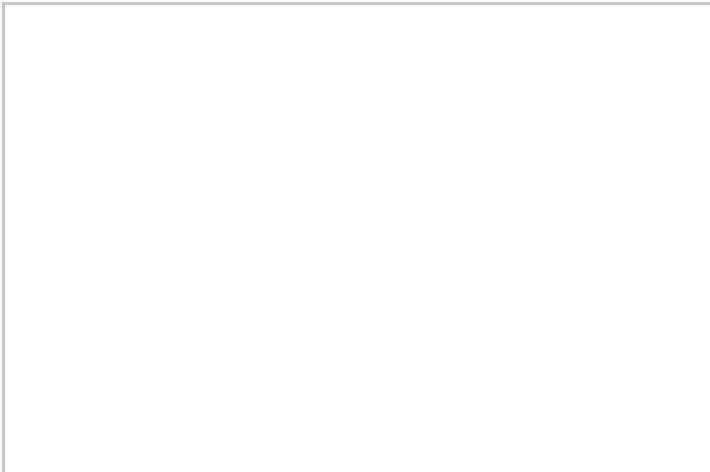
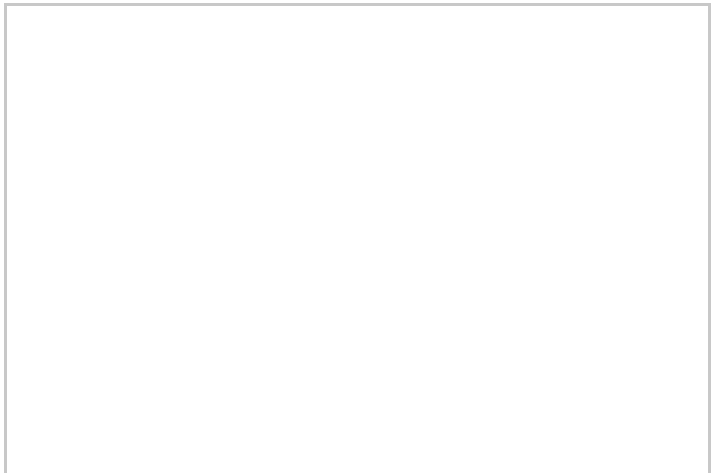
COUNCIL TAX

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

TENURE - Freehold

BUYER INFORMATION

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



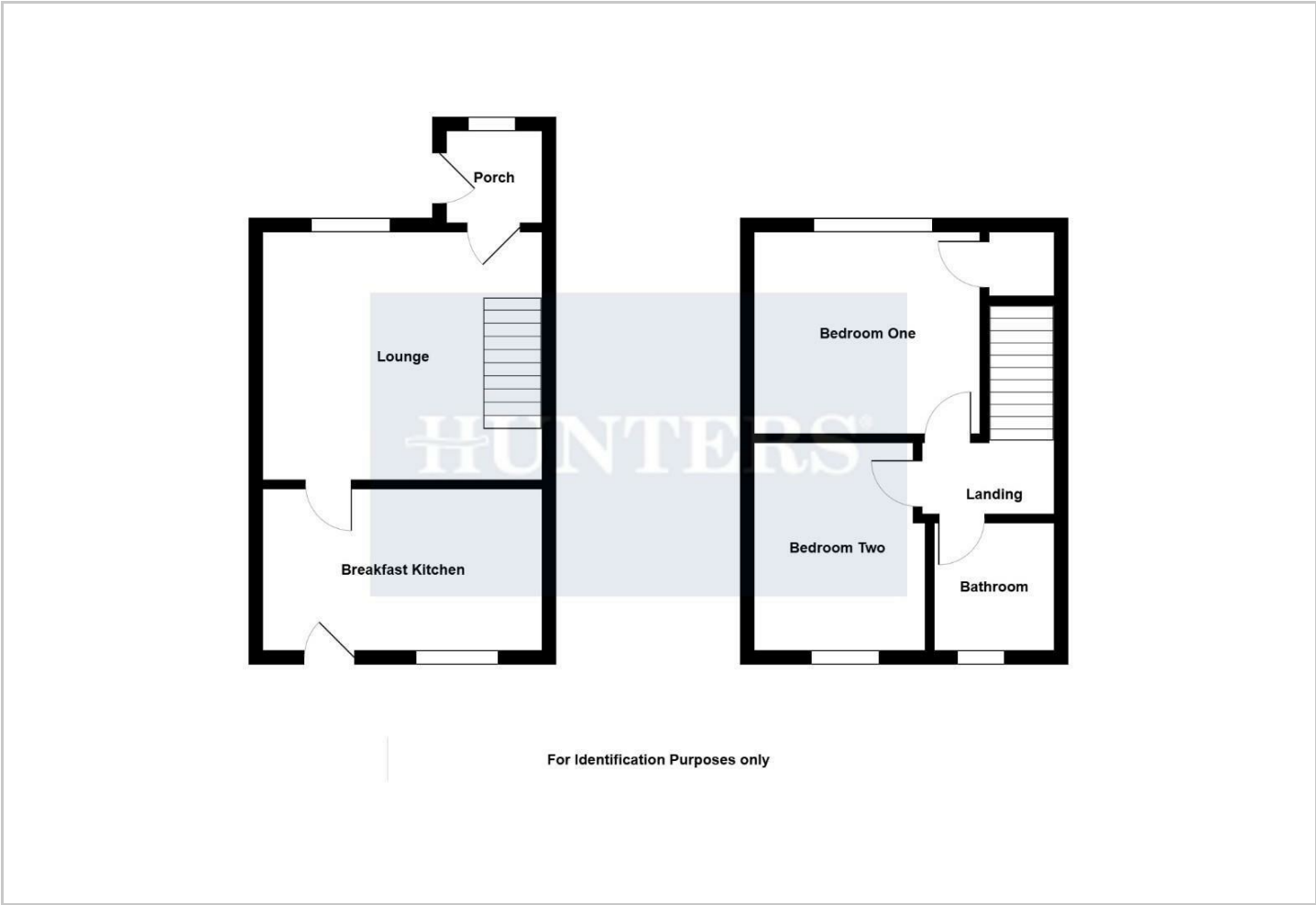
Hybrid Map



Terrain Map



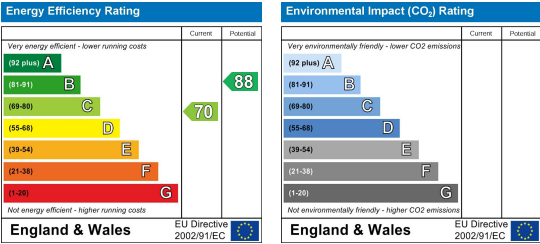
Floor Plan



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.