HUNTERS®

HERE TO GET *you* THERE



Bob Rainsforth Way

Gainsborough, DN21 1ZS

Asking Price £189,950

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Council Tax: A





58 Bob Rainsforth Way

Gainsborough, DN21 1ZS

Asking Price £189,950





ACCOMMODATION
Composite double glazed entrance door leading into:

ENTRANCE HALLWAY
Radiator and doors giving access to:

W.C.
5'3" x 4'3" (1.61m x 1.3m)
Two piece suite comprising w.c, pedestal wash hand basin with tiled splashbacks, radiator and tiled flooring.

LOUNGE
21'5" x 11'6" (6.54m x 3.51m)
Double glazed bay window to the front elevation, radiator, under stairs storage area, stairs rising to the first floor accommodation and door giving access to:

KITCHEN DINER
15'1" x 7'11" (4.62m x 2.43m)
uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the rear elevation giving access to the enclosed rear garden with slabbed patio area, lawn and planted borders. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, splashbacks, inset stainless steel sink and drainer with mixer tap, radiator, integrated electric oven, four ring gas hob with extractor over, cupboard housing the gas fired central heating boiler, provision for automatic washing machine, space for further low level appliance, inset spotlights to ceiling.

FIRST FLOOR LANDING
Loft access, radiator and doors in turn giving access to:

MASTER BEDROOM
15'3" x 10'4" (4.67m x 3.15m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO
11'3" x 8'4" (3.44m x 2.55m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM
8'3" x 5'2" (2.54m x 1.60m)
With suite comprising w.c, pedestal wash hand basin with tiled splashbacks, panel sided bath with tiled splahback and mixer shower over, radiator and inset spotlights to ceiling.

BEDROOM THREE
7'11" x 6'7" (2.43m x 2.02m)
uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY
To the front is a block paved dirveway allowing off road parking and a front lawned garden, to the rear the enclosed garden is mainly set to lawn with planted borders and slabbed 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 'A'

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 at £45.00 + VAT

MATERIAL INFORMATION FORM

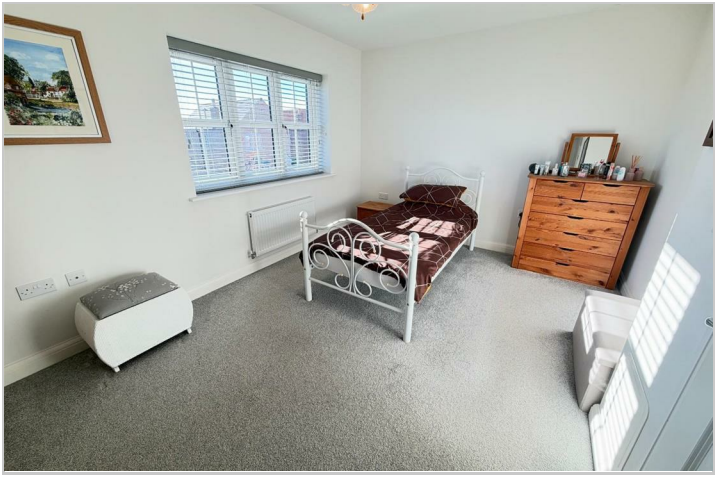
https://app.coadjute.com/ent/share/4b7f911b-e5c8-4e04-a2ec-44839ddf216f

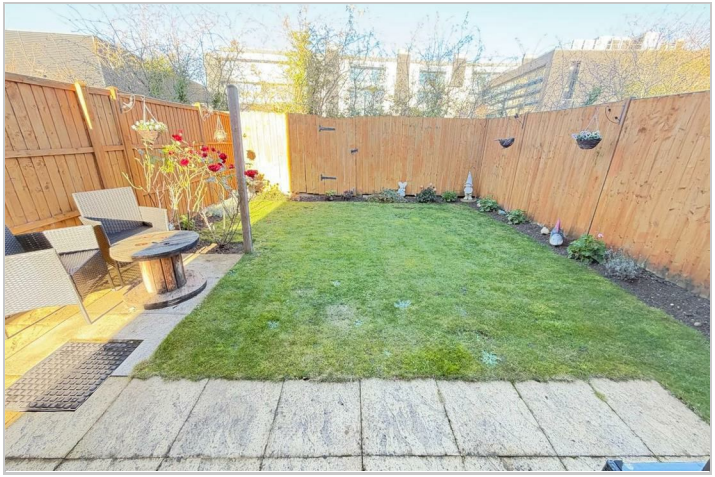
AGENTS NOTE

We are advised there is a Management Fee payable annually for the maintenance of the green areas. The payment for 2026/2027 was £93.50 and is paid upto 30th June 2027.









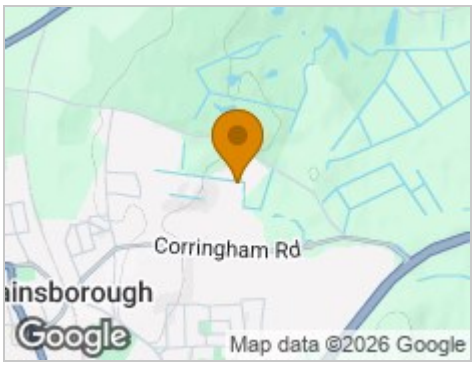
Road Map



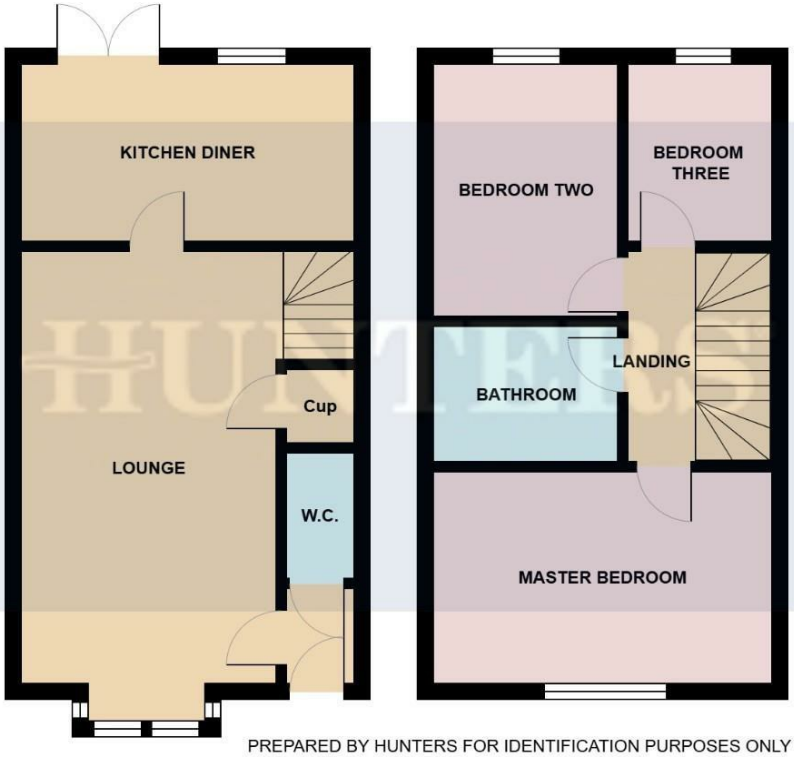
Hybrid Map



Terrain Map



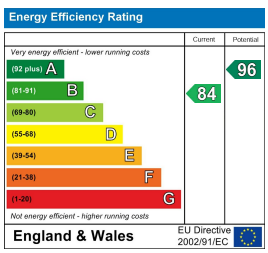
Floor Plan

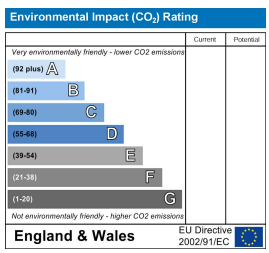


Viewing

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.

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