

HUNTERS[®]

HERE TO GET *you* THERE



Heapham Crescent

Gainsborough, DN21 1TB

Asking Price £135,000



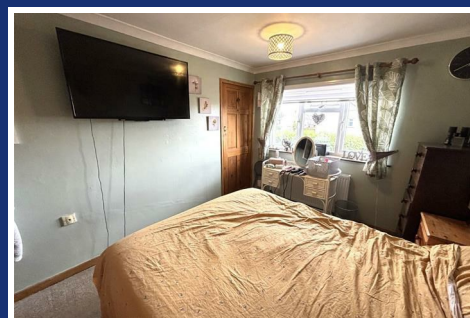
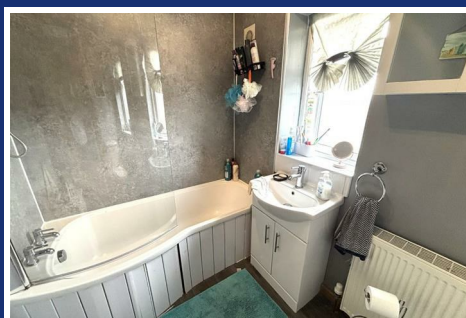
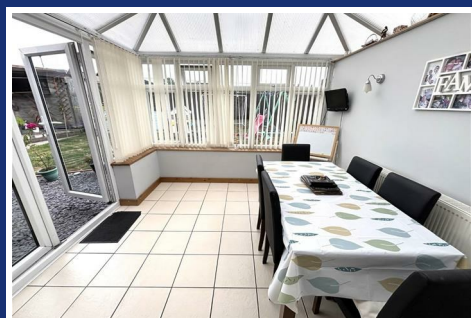
Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, tiled flooring and radiator. Door giving access into:

KITCHEN

12'11" x 11'3" (3.95m x 3.43m)

uPVC double glazed window to the rear elevation looking out to the garden, uPVC double glazed entrance door to the side elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine and dishwasher, space for cooker, tiled flooring, radiator and access to under stairs storage area. Doorway giving access into:

UTILITY ROOM

6'10" x 5'7" (2.09m x 1.72m)

uPVC double glazed windows to both the front and side elevation, fitted base and wall units with complementary work surfaces, tiled splashback, space for fridge freezer, tiled flooring continued from the Kitchen.

LOUNGE

21'7" x 10'10" to its maximum dimensions (6.58m x 3.31m to its maximum dimensions)

uPVC double glazed bay window to the front elevation and uPVC double glazed French doors giving access to the Conservatory. Marble fireplace and hearth with wood surround, mantle and open fronted gas fire, radiator, wood flooring and coving to ceiling. Archway leads to the Kitchen.

CONSERVATORY

11'10" x 9'7" (3.63m x 2.94m)

Constructed on a low level brick wall with uPVC double glazed frame including French doors opening to the side elevation out to the garden, tiled flooring and radiator.

FIRST FLOOR LANDING

With loft access, uPVC double glazed window to the rear elevation, storage cupboard and doors in turn giving access to:

BEDROOM ONE

12'7" x 9'7" (3.86m x 2.93m)

uPVC double glazed window to the front elevation, radiator and useful built in storage cupboard.

BEDROOM TWO

10'10" x 9'8" with recess into doorway (3.31m x 2.95m with recess into doorway)

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

BEDROOM THREE

8'7" x 8'0" (2.64m x 2.46m)

uPVC double glazed windows to the rear elevation and radiator.

FAMILY BATHROOM

9'5" x 5'6" to maximum dimensions (2.89m x 1.70m to maximum dimensions)

Two uPVC double glazed windows to the front elevation, suite comprising w.c., hand basin mounted on vanity unit and panel sided bath with mixer shower over and mermaid board splashbacks, radiator.

EXTERNALLY

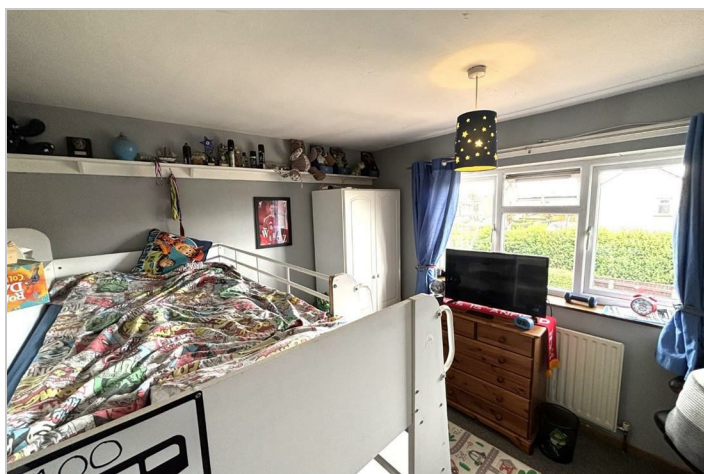
To the front is an enclosed garden mainly set to lawn with pathway leading to the front entrance door and to the rear the enclosed garden is also mainly set to lawn with slate chip seating area and further undercover seating area.

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



Road Map



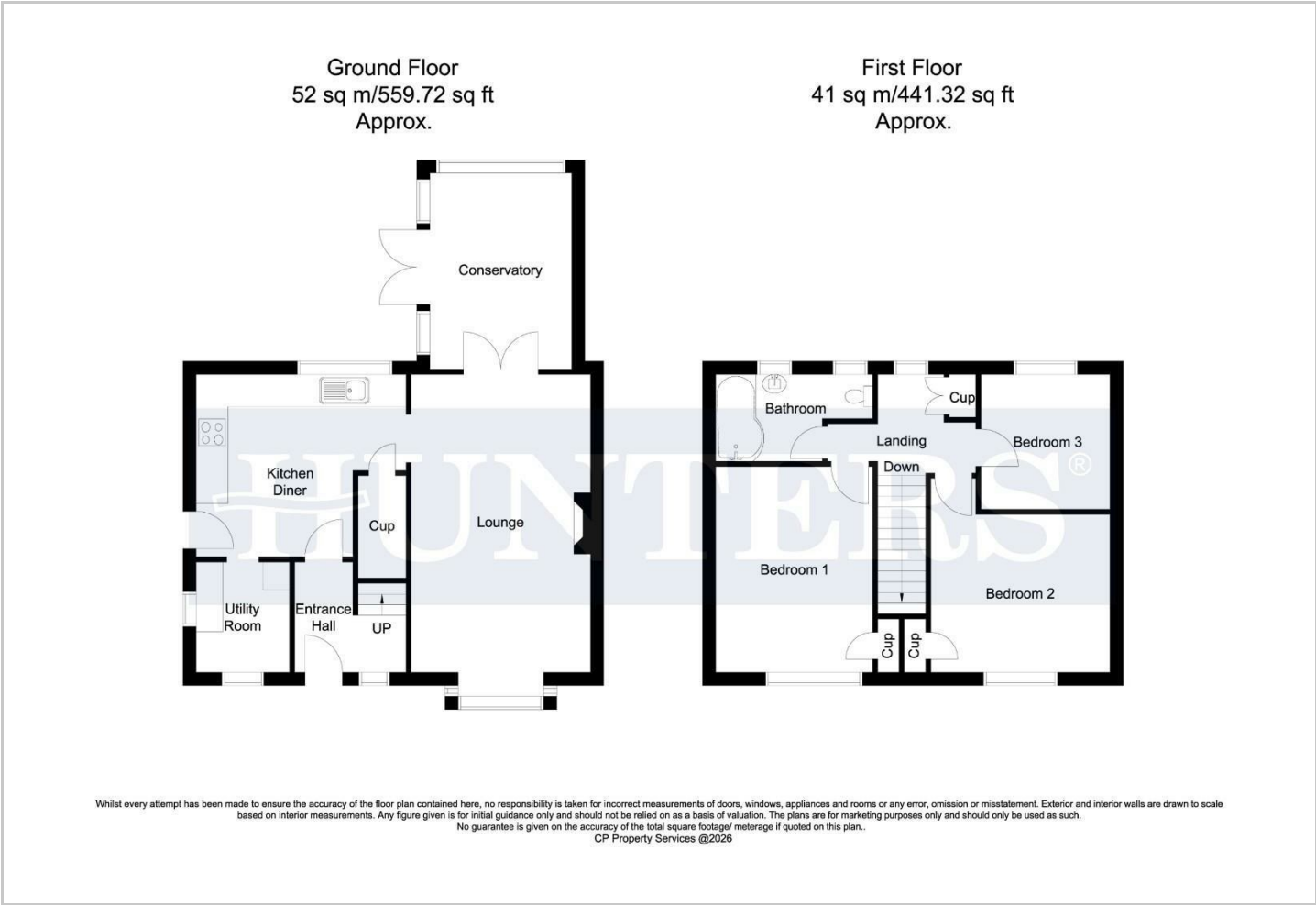
Hybrid Map



Terrain Map



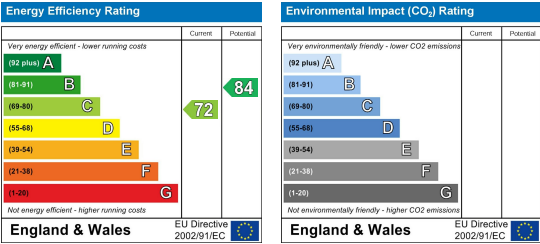
Floor Plan



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.