

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Edward Road

Gainsborough, DN21 2QP

Asking Price £130,000



Council Tax: A





# 29 Edward Road

Gainsborough, DN21 2QP

Asking Price £130,000



## ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with wooden glazed entrance door opening into:

## ENTRANCE HALLWAY

With stairs rising to the first floor accommodation, radiator and door giving access to:

## DINING ROOM

12'2" x 11'4" (3.72m x 3.46m )

uPVC double glazed window to the rear elevation, radiator, fireplace with electric fire feature and coving to ceiling, glazed wooden French doors giving access into:

## LOUNGE

14'0" x 11'5" to its maximum dimensions (4.27m x 3.48m to its maximum dimensions)

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

## KITCHEN

8'11" x 8'7" (2.72m x 2.64m )

Doorway from Dining Room.

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, space for low level appliance, radiator. Door giving access to under stairs storage area and further door giving access to Pantry with a range of shelving. Door gives access to:

## REAR PORCH

uPVC double glazed entrance door to the side elevation and further door giving access into:

## UTILITY AREA

9'1" x 5'7" (2.79m x 1.72m )

uPVC double glazed window to the side elevation, provision for automatic washing machine, space for fridge freezer, fitted base unit with work surface over and fitted wall units, space for dryer and door giving access to:

## W.C.

4'11" x 2'11" (1.51m x 0.91m )

uPVC double glazed window to the side elevation and low level w.c.

## STORAGE SPACE

Further door from Utility area.

Wooden single glazed window of the rear elevation.

## FIRST FLOOR LANDING

Useful storage cupboard and doors in turn giving access to:

## MASTER BEDROOM

14'8" x 12'3" to its maximum dimensions (4.48m x 3.74m to its maximum dimensions)

Two uPVC double glazed windows to the front elevation, radiator and coving to ceiling.

## BEDROOM TWO

12'2" x 9'1" to its maximum dimension (3.72m x 2.77m to its maximum dimension)

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

### BEDROOM THREE

8'9" x 8'7" (2.69m x 2.62m )

Currently used as a Shower Room.

uPVC double glazed window to the rear elevation, radiator, fitted wardrobe and storage cupboard housing the gas fired central heating boiler, radiator and corner shower unit.

### BATHROOM

5'9" x 4'11" (1.77m x 1.52m )

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin, panel sided bath, part tiled walls and radiator.

### EXTERNALLY

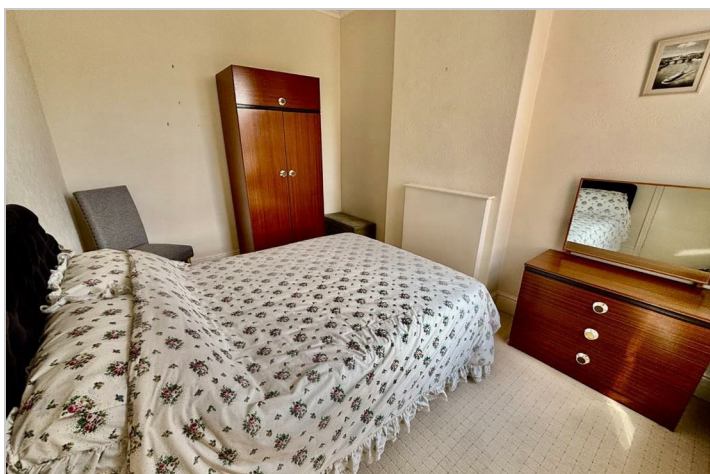
To the front is a wall and gated low maintenance buffer garden with pathway leading to the front entrance door and to the side of the property. The enclosed rear garden is mainly set to lawn with well stocked borders, patio area and space for garden shed.

### TENURE - Freehold

### COUNCIL TAX

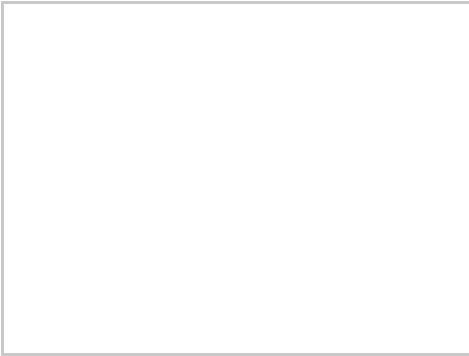
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

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



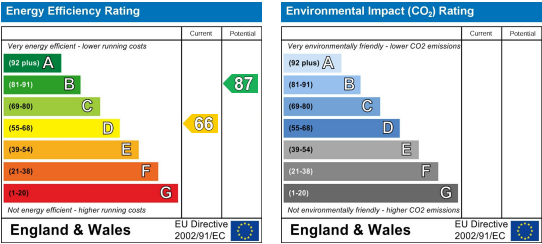
Floor Plan



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.