

# HUNTERS<sup>®</sup>

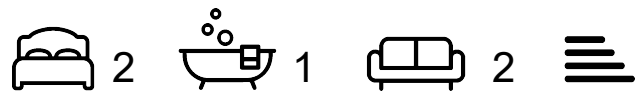
HERE TO GET *you* THERE



## Trent Port Road

Marton, Gainsborough, DN21 5AP

Asking Price £125,000



Council Tax: A



# 32B Trent Port Road

Marton, Gainsborough, DN21 5AP

## Asking Price £125,000



### ACCOMMODATION

uPVC double glazed door leading into:

#### KITCHEN

9'10" x 9'3" (3.02 x 2.84)

Range of fitted units comprising base and eye level with complementary rolled edge work surface and inset stainless steel sink and drainer with mixer tap over, integrated oven and four ring hob with extractor fan over, uPVC double glazed window and door to the side elevation, space for fridge freezer.

#### DINING ROOM

9'8" x 7'1" (2.95 x 2.16)

uPVC double glazed window to the side elevation, two storage cupboards, electric heater.

#### LOUNGE

19'1" x 11'6" (5.82 x 3.51)

uPVC double glazed doors and window to the rear elevation leading out to the garden and uPVC double glazed window to the side elevation, laminate flooring and electric fire.

#### BEDROOM ONE

9'6" x 9'3" (2.92 x 2.84)

uPVC double glazed window to the front and side elevations and electric heater.

#### BEDROOM TWO

9'3" x 6'9" (2.84 x 2.08)

uPVC double glazed window to the front elevation and electric heater.

#### BATHROOM

Three piece suite comprising low level w.c., vanity wash hand basin with mixer tap, panel bath with

shower over, heated towel rail, uPVC double glazed window to the side elevation.

### STATIC CARAVAN

32'0 x 12'0 (9.75m x 3.66m)

Comprising ENTRANCE HALLWAY with cupboard housing the central heating boiler.

KITCHEN DINER with a range of base and eye level units, rolled edge work surface, inset sink unit with mixer tap over, oven, four ring hob with extractor over, radiator, space for fridge freezer and glazed windows to both the side elevations.

LOUNGE glazed windows enjoying field views to the front elevation, range of built in units and fireplace.

BEDROOM ONE Range of fitted wardrobes with cupboard and drawer space, glazed window to the side elevation.

BEDROOM TWO Built in storage cupboard, radiator and glazed window to the garden.

JACK AND JILL SHOWER ROOM comprising low level w.c., wash hand basin and shower cubicle, radiator and glazed window to the side elevation.

### EXTERNALLY

The property sits in approximately 0.15 acres at the end of a secluded land with field views and access to the River Trent.

### COUNCIL TAX

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

### TENURE - FREEHOLD

### AGENTS NOTE

Please note that the planning requirements mean

that the property can be occupied from 1 February to 1 January (11 months access)

The property also benefits from solar panels with battery storage and is connected to mains drainage and electric supply.

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



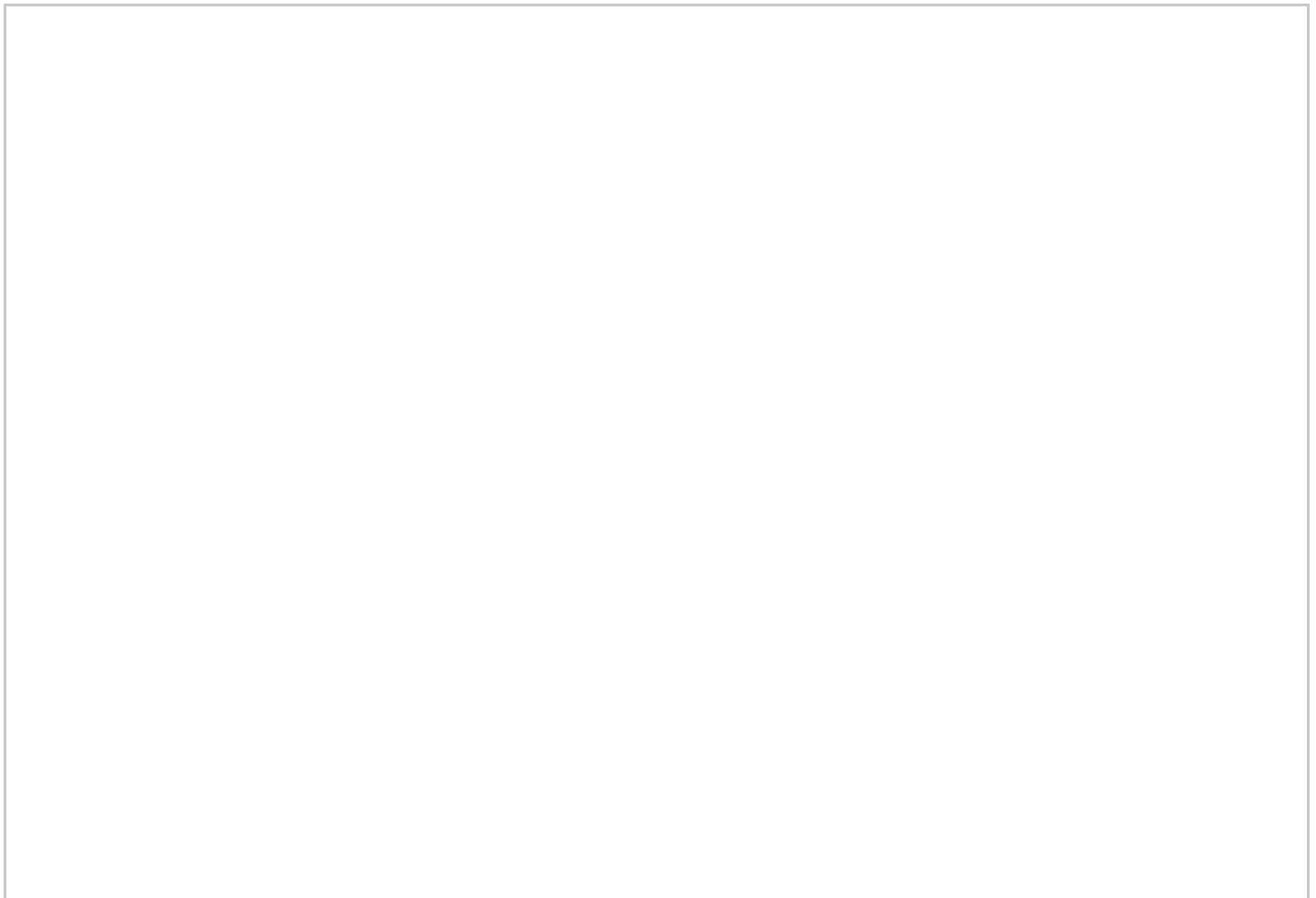
## Hybrid Map



## 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.