

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Willingham Road

Lea, DN21 5EN

Asking Price £325,000



Council Tax: D



# 25A Willingham Road

Lea, DN21 5EN

Asking Price £325,000



## ENTRANCE HALL

UPVC double glazed entrance door with side window into hallway with radiator, wooden flooring, storage cupboard and door giving access to:

## LOUNGE/DINER

24'0" x 15'7" (maximum) (7.32 x 4.76 (maximum))  
UPVC double glazed windows to the front and side elevation, coving and spotlights to ceiling, three radiators and doors giving access to:

## BEDROOM ONE

16'4" x 7'11" (4.99 x 2.42)  
UPVC double glazed window to the side elevation, radiator, two fitted double wardrobes and doorway giving access to ensuite shower room.

## ENSUITE SHOWER ROOM

7'10" x 3'9" (2.41 x 1.16)  
Double glazed window to the rear elevation, suite comprising of WC, handbasin mounted in vanity unit and shower cubicle with electric shower, tiled walls and flooring and spotlights to ceiling.

## INNER HALLWAY

Doorway from the lounge diner into in a hallway with further doors in turn giving access to:

## KITCHEN

11'10" x 8'10" (3.61 x 2.70)  
UPVC double glazed window to the front elevation, gloss finished fitted kitchen comprising of base, drawer and wall units with complementary solid wood work surface, integrated double oven, microwave and electric hob with extractor over, inset stainless steel sink and drainer, integrated dishwasher, space for American style fridge freezer, wooden flooring and tiled walls.

## BEDROOM TWO

12'0" x 11'10" (3.68 x 3.62)  
UPVC double glazed French doors with side window to the front elevation, radiator and range of fitted wardrobes with sliding doors.

## BEDROOM THREE

12'9" x 8'3" (3.91 x 2.53)  
UPVC double glazed window to the side elevation, radiator and a range a fitted wardrobes with sliding doors.

## FAMILY BATHROOM

8'4" x 6'11" (2.56 x 2.12)  
UPVC double glazed window to the rear elevation, bathroom suite comprising of WC and hand basin mounted on vanity unit, panel sided bath with shower over tiled walls and flooring and chrome heated towel rail.

## REAR HALLWAY

A doorway from the hallway leads into further inner hall with UPVC double glazed door giving access out to the:

## SUNROOM

13'5" x 6'9" (4.10 x 2.08)  
Wooden construction with glazed windows, sloped roof and door giving access out to the garden. Provision for automatic washing machine and space for dryer.

## EXTERNALLY

Externally to the front is a mature garden with pond feature, seating areas and a gravelled gated driveway allowing off road parking for multiple vehicles with pathways leading to the entrance

doors. To the rear is an enclosed low maintenance slabbed garden with raised beds which have a variety of shrubs bushes and flowering plants.

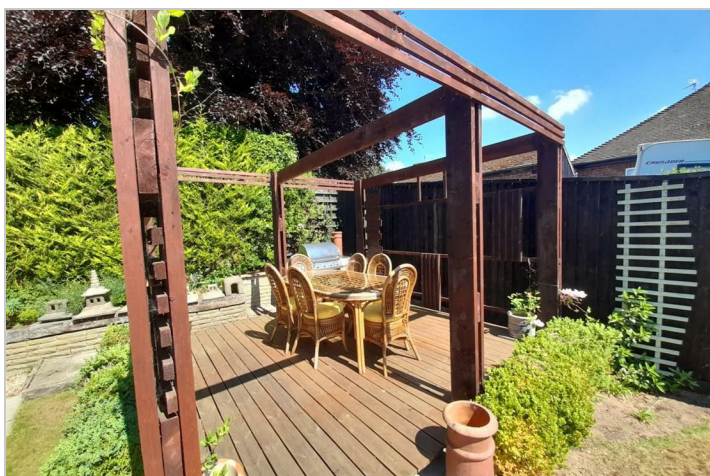
### POTENTIAL BUYER INFORMATION

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'

### COUNCIL TAX

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

### TENURE - FREEHOLD



## Road Map



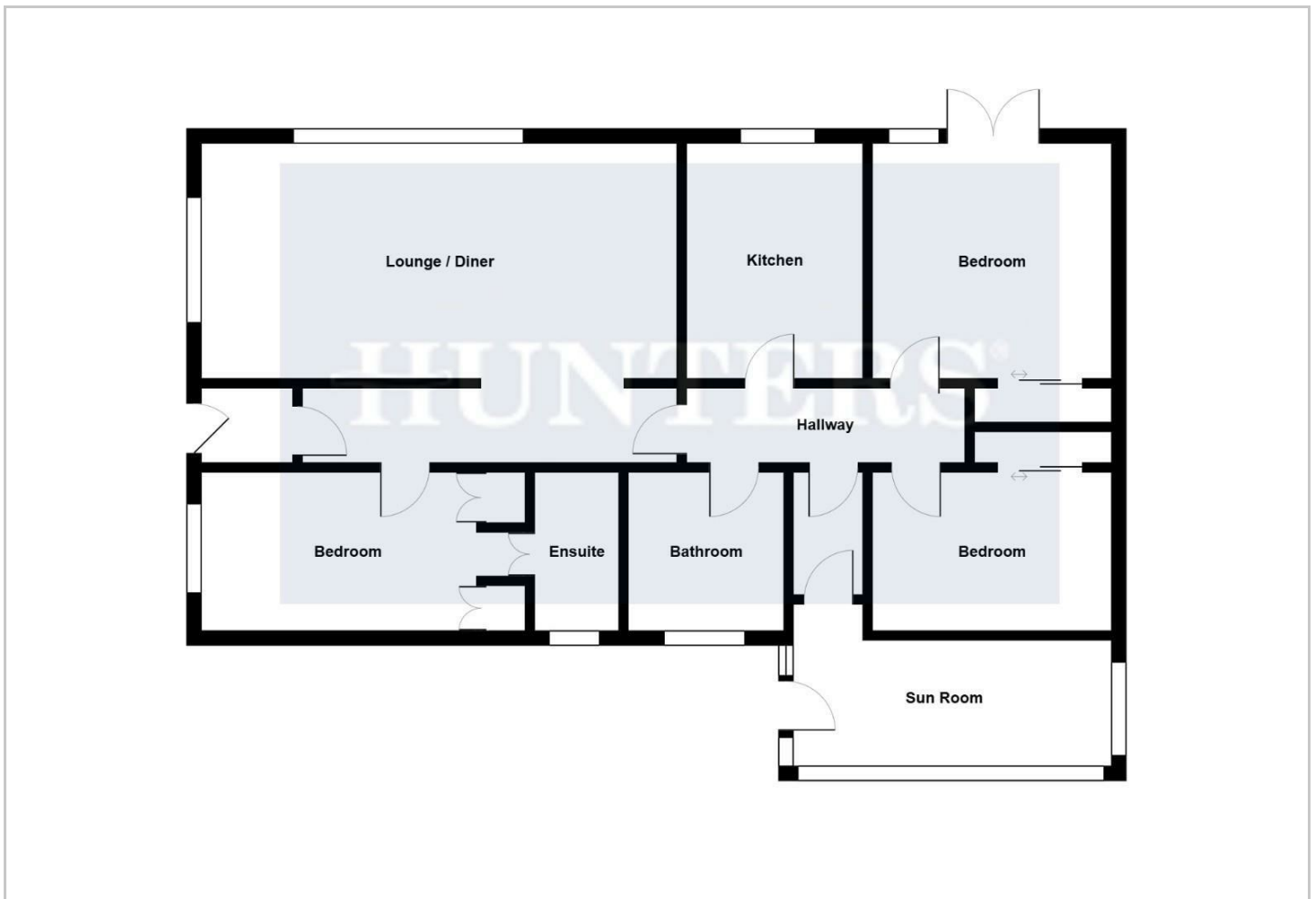
## Hybrid Map



## Terrain Map



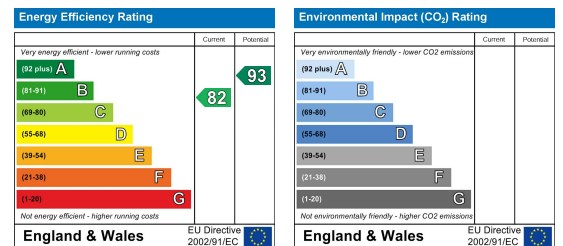
## Floor Plan



## 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.