HUNTERS®

HERE TO GET *you* THERE

North Marsh Road

Gainsborough, DN21 2RR

£119,950

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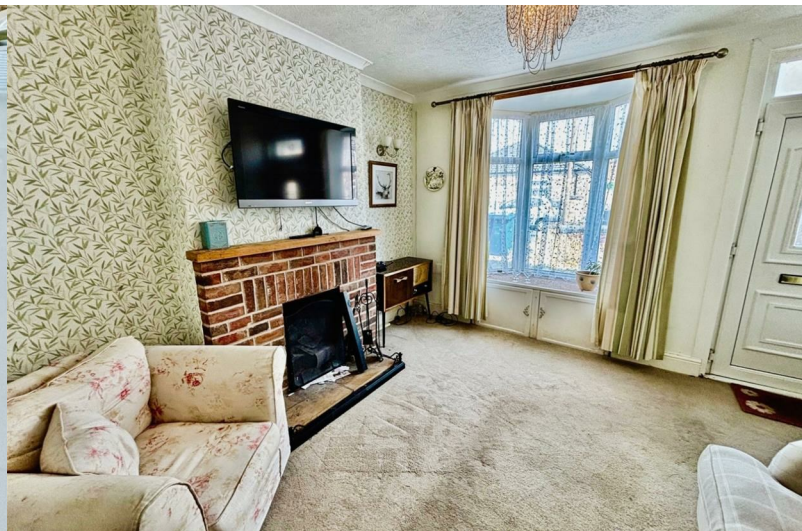
Council Tax: A



43 North Marsh Road

Gainsborough, DN21 2RR

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ACCOMMODATION
uPVC double glazed entrance door leading into:

LOUNGE
12'5" x 12'5" (3.81 x 3.79)
uPVC double glazed bay window to the front elevation, radiator, brick built fireplace with open fire, coving to ceiling, opening giving access to:

DINING ROOM
12'8" x 12'5" (3.88 x 3.79)
Stairs rising to first floor accommodation, opening to the rear kitchen, access to downstairs storage area and brick built fireplace with multi fuel stove, radiator, coving to ceiling.

KITCHEN
12'3" x 7'3" (3.74 x 2.23)
uPVC double glazed windows to the rear and side elevations, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset circular stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, space for fridge freezer, provision for dishwasher, tiled flooring and spotlights to ceiling. Opening into:

REAR PORCH
uPVC double glazed door to the side elevation, radiator, tiled flooring, door giving access into:

UTILITY WITH W.C.
8'4" x 5'7" (2.55 x 1.72)
uPVC double glazed window to the side elevation, fitted base unit with complementary worksurface, inset stainless steel sink and drainer, radiator and laminate flooring, wall mounted gas fired central heating boiler.

FIRST FLOOR ACCOMMODATION
With doors giving access to:

BEDROOM ONE
12'9" x 12'6" (3.91 x 3.82)
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO
12'8" x 6'4" (3.88 x 1.95)
uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM
7'10" x 6'0" (2.41 x 1.85)
Double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and walk in double shower with tiled splashbacks and radiator.

EXTERNALLY
To the front is a walled low maintenance gravelled garden with driveway allowing off road parking leading to the single Garage and the rear has an enclosed garden mainly set to lawn with an assortment of shrubs, bushes and fruiting trees.

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

TENURE - FREEHOLD

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

Tel: 01427 616118

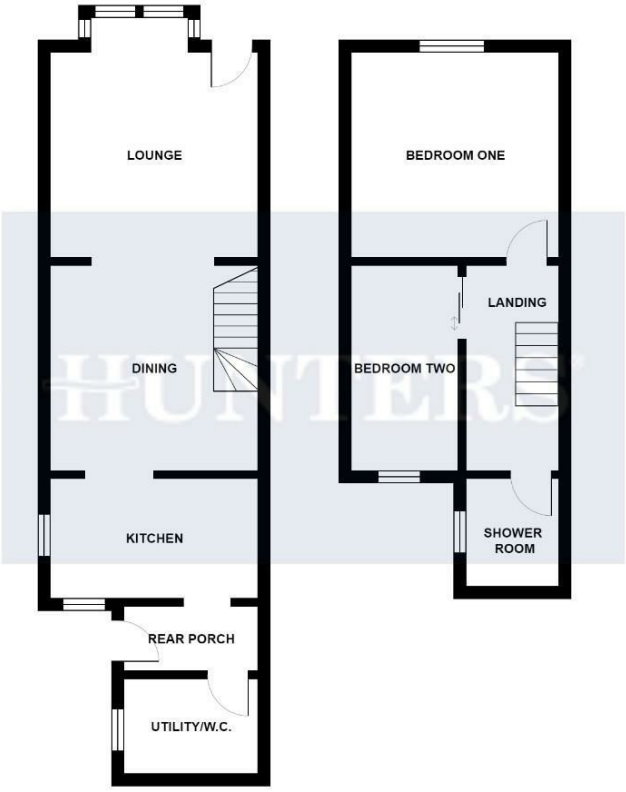
sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

Road Map

Hybrid Map

Terrain Map

Floor Plan

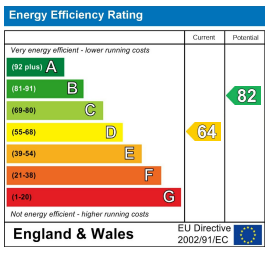


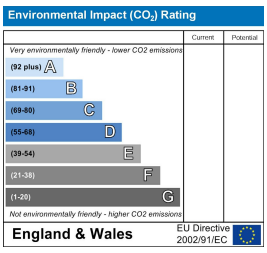
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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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