HUNTERS®

HERE TO GET *you* THERE



Sandsfield Lane

Gainsborough, DN21 1DB

Asking Price £210,000

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Council Tax: C





153 Sandsfield Lane

Gainsborough, DN21 1DB

Asking Price £210,000





ACCOMMODATION
Part glazed composite entrance door leading into:

HALLWAY
15'4" x 9'3" (4.68 x 2.82)
Wood effect vinyl flooring, walk in storage cupboard and stairs rising to the first floor.

SITTING ROOM
11'11" x 11'11" (3.65 x 3.65)
Ornamental fireplace with bespoke storage cupboards fitted to the alcove, bay window to the front elevation, exposed wooden flooring and opening leading into:

FAMILY ROOM
11'11" x 11'10" (3.65 x 3.63)
Cast iron log burner with york stone hearth, bow window to the front elevation, continuation of the exposed wooden flooring, radiator and wall lights.

BREAKFAST KITCHEN
10'0" x 14'1" to maximum dimensions (3.05 x 4.31 to maximum dimensions)
Fitted kitchen comprising matching wall and base units, central island unit incorporating a breakfast bar, space for range style cooker, space for American style fridge freezer, space and plumbing for automatic washing machine and dishwasher, ceramic tiled floor, radiator, stable style door leading out to the rear garden, large walk in pantry with ceramic tiled flooring and shelving.

FIRST FLOOR LANDING
Window to the side elevation, loft access with boarding, insulation and loft ladder. Doors leading to:

MASTER BEDROOM
11'11" x 11'11" (3.65 x 3.65)
Bow window to the front elevation, exposed wooden flooring and radiator.

BEDROOM TWO
11'11" x 11'11" (3.65 x 3.65)
Exposed wooden flooring and fitted shelving, window to the front elevation.

BEDROOM THREE
11'11" x 10'0" (3.65 x 3.05)
Window to the rear elevation and radiator.

FAMILY BATHROOM
7'5" x 8'2" (2.25 x 2.48)
Four piece suite comprising tiled shower cubicle with mains fed rainfall shower and hand held shower attachment, corner panelled bath, pedestal wash hand basin, low level w.c., ceramic tiled floor and tiled walls.

EXTERNALLY
To the front of the property is a garden area and driveway for multiple vehicles which extends to the side. The rear of the property has an enclosed courtyard garden area with a number of outbuildings and a gate leading to a further substantial garden area mainly laid to lawn with a variety of flowers, plants, shurbs and trees.

GARAGE
15'7" x 8'6" (4.75 x 2.59)
Wooden door and roof, power and lighting, separate w.c. and store with further store area under the stairs accessed from the outside.

COUNCIL TAX

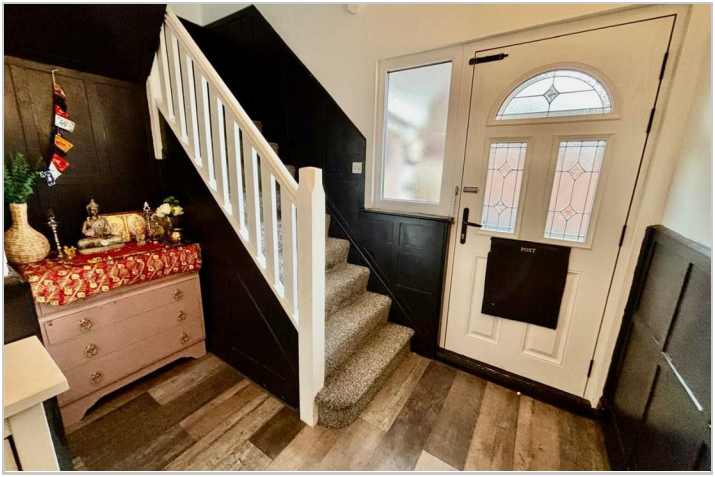
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

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 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

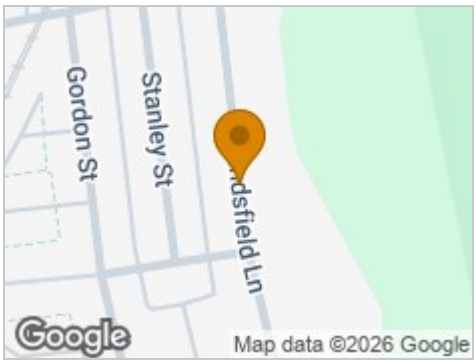








Road Map



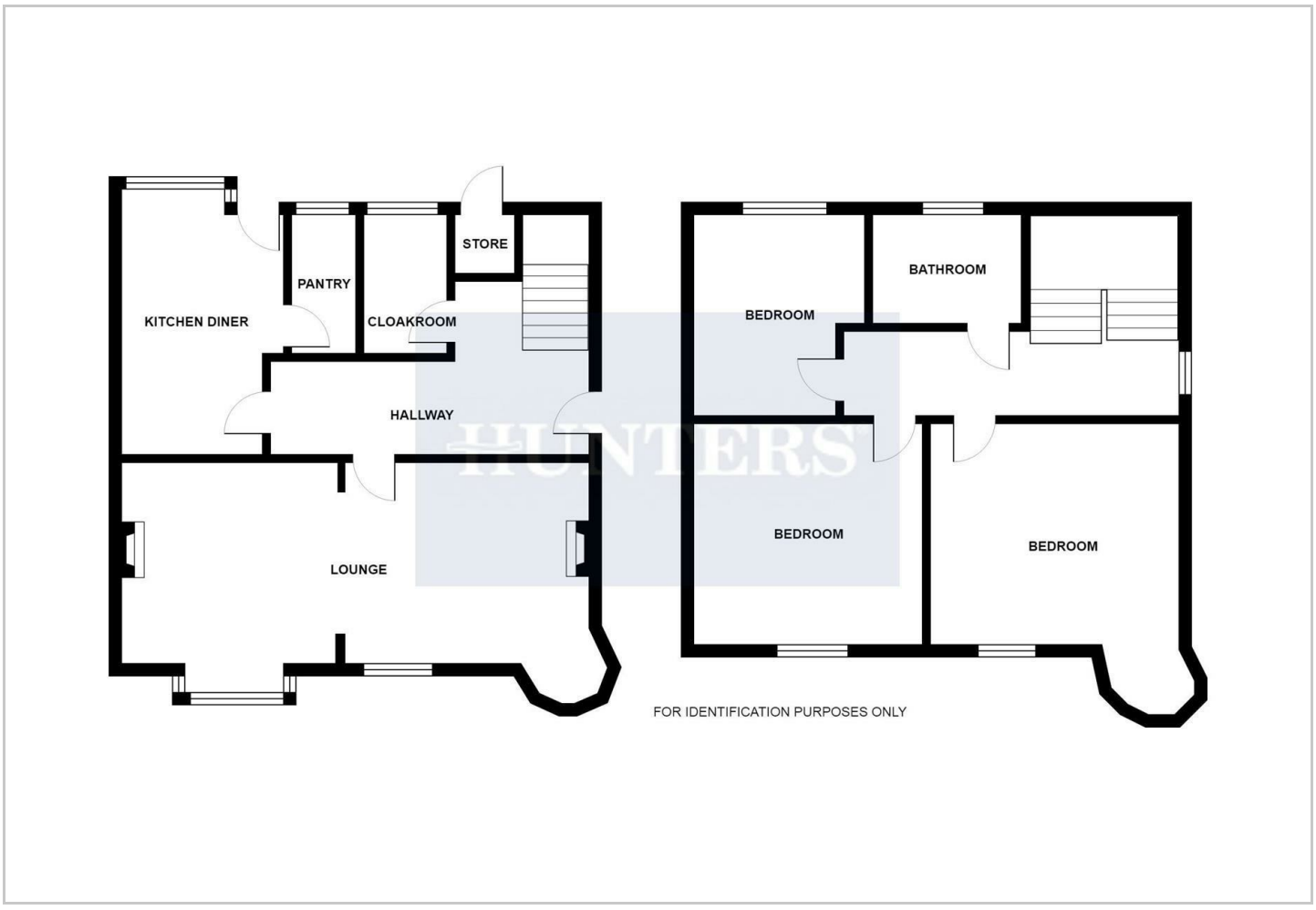
Hybrid Map



Terrain Map



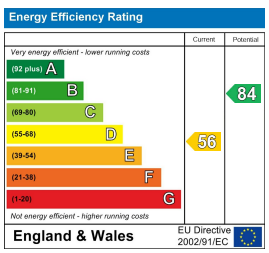
Floor Plan

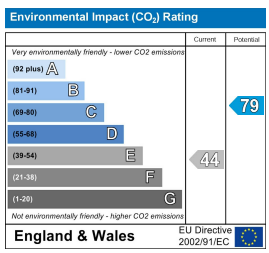


Viewing

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.

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