

HUNTERS[®]

HERE TO GET *you* THERE



Mayflower Close

Gainsborough, DN21 1AX

£285,000



Council Tax: C



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£285,000



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Solid flooring, coving to ceiling and doors in turn giving access to:

LOUNGE DINER

24'0" x 11'11" to its maximum dimensions (7.34m x 3.64m to its maximum dimensions)
uPVC double glazed windows to the front and side elevations, two radiators, coving to ceiling and double glazed patio doors to the rear elevation giving access out to:

CONSERVATORY

12'8" x 7'10" (3.88m x 2.40m)
Constructed on a uPVC double glazed frame with radiator and patio doors giving access out to the block paved patio area.

KITCHEN

10'11" x 8'10" (3.34m x 2.70m)
uPVC double glazed window and entrance door to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, inset sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, space for dishwasher, larder cupboard and door giving access into storage cupboard which has provision for automatic washing machine, range of shelving and housing the gas fired central heating boiler.

MASTER BEDROOM

14'9" x 11'10" (4.50m x 3.61m)
uPVC double glazed window to the front elevation, radiator, coving to ceiling.

BEDROOM TWO

11'5" x 8'9" (3.49m x 2.69m)
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM THREE

8'10" x 10'8" to the front of the fitted wardrobes (2.70m x 3.26m to the front of the fitted wardrobes)
uPVC double glazed window to the rear elevation, radiator, coving to ceiling and fitted wardrobes.

BEDROOM FOUR

8'10" x 6'9" (2.71m x 2.08m)
uPVC double glazed window to the front elevation, radiator, coving to ceiling and useful storage cupboard.

BATHROOM

8'10" x 8'9" to its maximum dimensions (2.71m x 2.69m to its maximum dimensions)
uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath, separate shower cubicle, tiled walls and flooring, radiator and loft access.

EXTERNALLY

To the front are two block paved driveways allowing off road parking, one leading to the attached single Garage with up and over door, light and power, a second leading to double gates giving access to the enclosed rear garden with block paved patio area and sloped garden mainly set to lawn with mature borders.

TENURE - Freehold

COUNCIL TAX

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

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



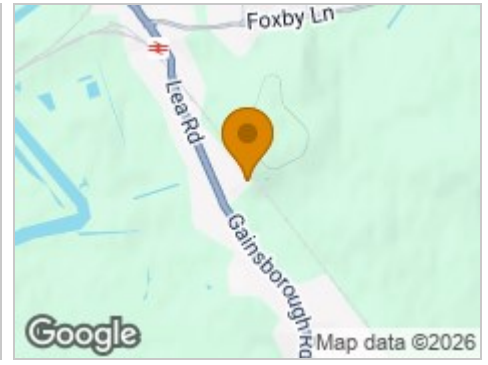
Road Map



Hybrid Map



Terrain Map



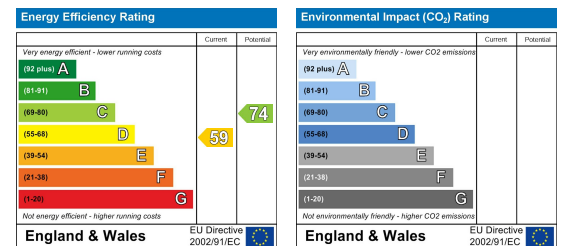
Floor Plan



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.