

HUNTERS[®]

HERE TO GET *you* THERE



Forster Street

Gainsborough, DN21 2LL

Asking Price £135,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with tiled flooring and glazed wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and door giving access to:

DINING ROOM

12'4" x 12'1" (3.77m x 3.69m)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling, fireplace with electric fire feature and display cabinet built into alcove, folding doors giving access into:

LOUNGE

13'4" x 11'6" to its maximum dimensions (4.08m x 3.51m to its maximum dimensions)

uPVC double glazed bay window to the front elevation, radiator, coving to ceiling, tiled fireplace and hearth with brick built surround, mantle and electric fire feature.

KITCHEN

12'10" x 7'11" (3.92m x 2.42m)

Doorway from Dining Room.

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, space for fridge freezer, tiled flooring, access to useful understairs storage area, wall mounted gas fired central heating boiler, uPVC double glazed entrance door to the side elevation. Doorway giving access into:

UTILITY AREA

7'11" x 6'7" (2.43m x 2.03m)

uPVC double glazed window to the side elevation, fitted work surface and base unit, provision for automatic washing machine, space for dryer, tiled flooring, radiator and double wall mounted cupboard. Door giving access into:

SHOWER ROOM

8'0" x 5'2" (2.44m x 1.60m)

uPVC double glazed window to the side elevation, suite comprising low level w.c., wash hand basin and shower cubicle with electric shower, radiator.

FIRST FLOOR LANDING

With doors giving access to:

MASTER BEDROOM

15'0" x 11'6" (4.58m x 3.52m)

uPVC double glazed window to the front elevation, radiator, storage cupboard built into alcove and further useful storage cupboard.

BEDROOM TWO

12'7" x 9'4" (3.86m x 2.87m)

uPVC double glazed window to the rear elevation, radiator, wardrobe built into alcoves and storage cupboard.

BEDROOM THREE

7'11" x 7'1" (2.43m x 2.18m)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM

5'6" x 5'1" (1.69m x 1.57m)

uPVC double glaze window to the side elevation,

suite comprising w.c., pedestal wash hand basin and panel sided bath, radiator, wall mounted electric heater.

EXTERNALLY

To the front is a wall and gated low maintenance buffer garden with pathway leading to the front entrance door and side passage to the gated rear garden which has astroturf, raised seating area and gate leading to a further slabbed patio with low maintenance gravel garden, mature planted borders and uPVC door giving access into brick built storage area.

TENURE - Freehold

COUNCIL TAX

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

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

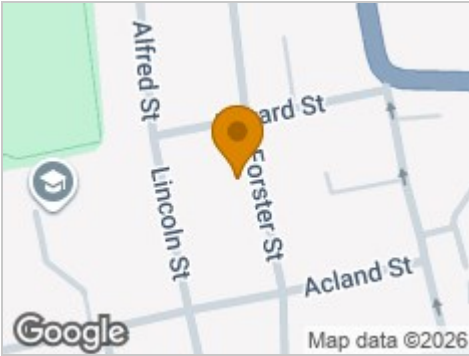
before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

PROPERTY INFORMATION FORM

<https://app.coadjute.com/ent/share/c9aad201-4b77-4ac8-a98b-a74e0e9e7208>



Road Map



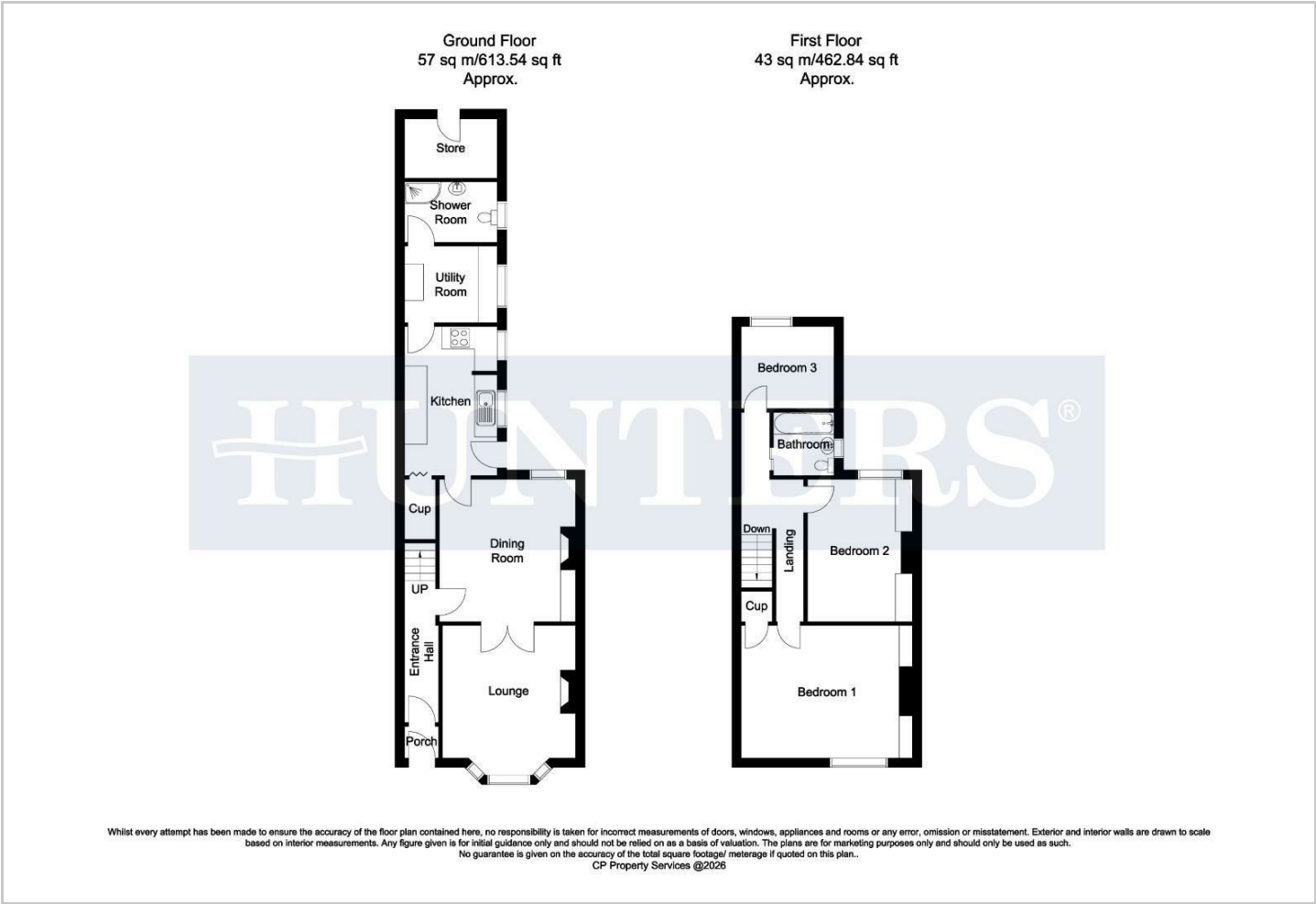
Hybrid Map



Terrain Map



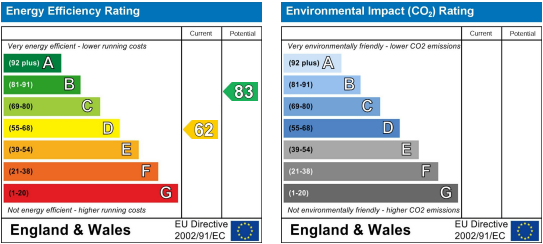
Floor Plan



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.