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HERE TO GET *you* THERE



Trent Approach

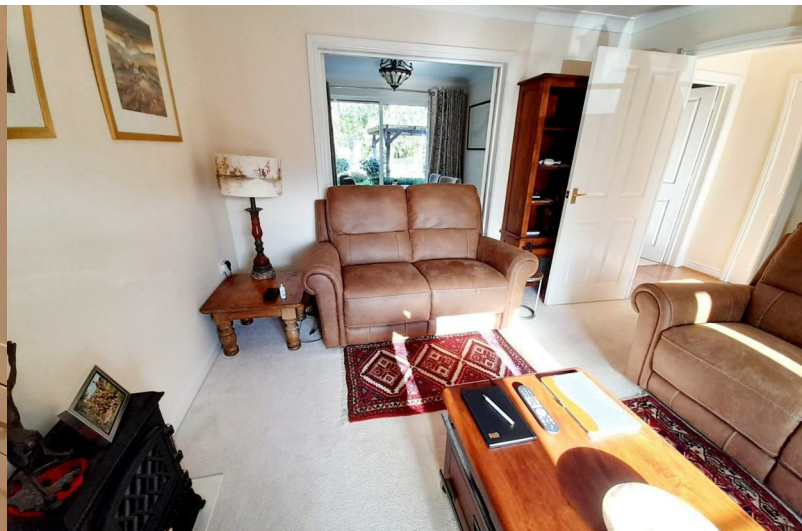
Marton, Gainsborough, DN21 5FG

£262,500

4 2 2 B

Council Tax: C





15 Trent Approach

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ACCOMMODATION
Composite obscure glazed entrance door leading into:

ENTRANCE HALLWAY
Stairs rising to the first floor accommodation, timber effect laminate flooring, coving to ceiling, smoke alarm, radiator with decorative cover, wall mounted Nest thermostat. Doors leading to:

KITCHEN
12'10" x 8'9" (3.92m x 2.68m)
Grey and beige Shaker style base, drawer, larder and wall units with complementary quartz effect worksurface and tiled splashbacks, integrated dishwasher, four ring electric hob with extractor canopy over and electric fan assisted oven below, stainless steel Smeg sink with chrome mixer tap, plinth lighting, down lighters, uPVC double glazed window to the rear elevation, coving to ceiling, ceramic tiled flooring which continues through to the Utility Room.

UTILITY ROOM
8'9" x 5'3" (2.68m x 1.62m)
With base units matching the kitchen, space and plumbing for automatic washing machine and tumble dryer. uPVC glazed door leading out to the rear garden, uPVC double glazed window to the side elevation, coving to ceiling, radiator and door giving access to Garage. Wall mounted oil fired central heating boiler.

SITTING ROOM
11'6" x 13'10" to bay window (3.52m x 4.23m to bay window)
uPVC double glazed bay window to the front elevation, coving to ceiling, radiator, TV point and satelitte point, double doors leading to:

DINING ROOM
10'4" x 8'9" (3.15m x 2.68m)
Sliding patio doors to the rear elevation opening to the rear garden, radiator, coving to ceiling. Opening accessing the Kitchen.

DOWNSTAIRS W.C
Two piece suite comprising low level flush w.c. and wash hand basin mounted in vanity unit with storage below., radiator, timber effect laminate flooring, extractor fan, coving to ceiling.

FIRST FLOOR LANDING
Radiator, loft access, smoke alarm, coving to ceiling and doors giving access to:

BEDROOM ONE
11'7" x 9'11" (3.54m x 3.04m)
uPVC double glazed window to the rear elevation, coving to ceiling, TV point, built in double wardrobe. Door giving access to:

EN SUITE SHOWER ROOM
8'4" x 4'7" (2.55m x 1.40m)
Three piece suite comprising shower with tiled surround, low level flush w.c., and pedestal wash hand basin, half tiled walls and tiled flooring. uPVC double glazed window to the rear elevation, coving to ceiling, chrome ladder style towel radiator, cupboard housing hot water cylinder.

BEDROOM TWO
15'8" x 7'10" (4.79m x 2.40m)
uPVC double glazed dormer style window to the front elevation and a further window to the side elevation, coving to ceiling, two radiators, TV point, loft access and door accessing void storage.

BEDROOM THREE (L SHAPED)
8'5" x 11'2" (2.58m x 3.42m)
Currently used as a Dressing Room.
uPVC double glazed window to the front elevation, coving to ceiling, panel radiator, built in wardrobe.

BEDROOM FOUR
8'0" x 7'6" (2.45m x 2.31m)
uPVC double glazed window to the front elevation, radiator, coving to ceiling. Storage cupboard over the stairs.

FAMILY BATHROOM
8'3" x 5'2" (2.54m x 1.58m)
Three piece suite comprising panel bath with shower over and tiled walls, low level flush w.c. and pedestal wash hand basin. Half tiled walls and tiled flooring, radiator, coving to ceiling, extractor fan and down lighters.

EXTERNALLY
Driveway leading up to the integral Garage, stone paved path leads from the driveway to the entranace door with further path leading to the right side of the property and accessing the rear garden via a gate. To the front is a low maintenance garden. The rear garden has a patio area with feature box hedge leading to the lawn. External power supply, water and security lighting.

GARAGE
8'0" x 17'5" (2.44m x 5.32m)
Open up and over door, power and lighting, storage shelving.

TENURE - FREEHOLD

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

AGENTS NOTE
The property benefits from solar panels which are owned by the vendor.

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



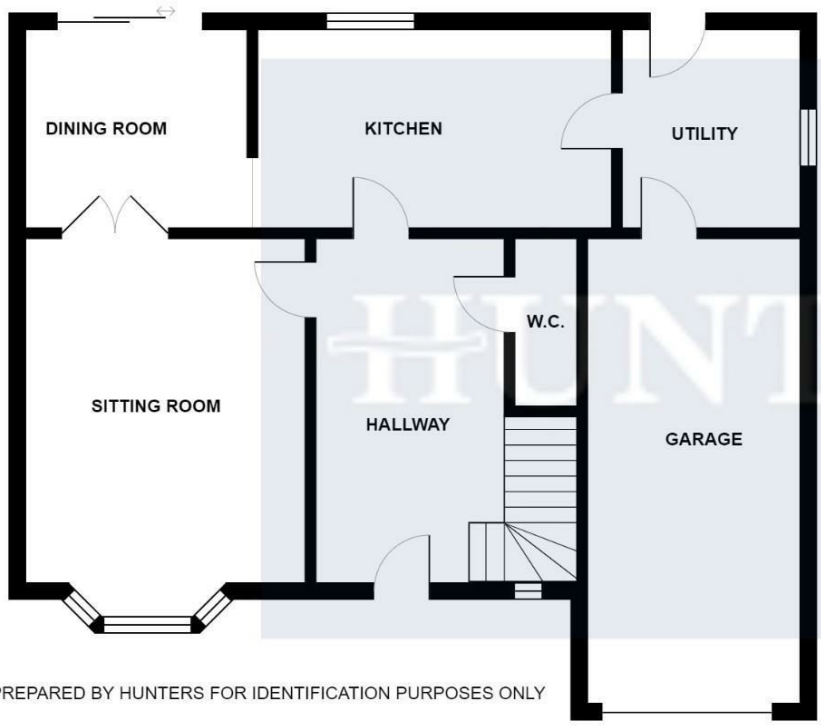
Hybrid Map



Terrain Map



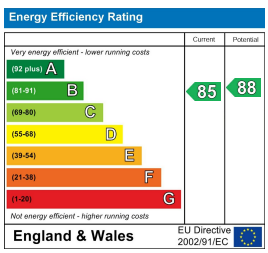
Floor Plan

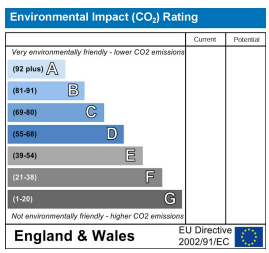


Viewing

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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