HUNTERS®

HERE TO GET *you* THERE



Harpswell Hill Park

Hemswell, Gainsborough, DN21 5UT

Asking Price £100,000

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Council Tax: A





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ACCOMMODATION
uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY
With radiator, laminate flooring and doors giving access to:

KITCHEN
11'5" x 8'3" (3.49m x 2.54m)
uPVC double glazed windows to either side elevations, fitted kitchen comprising base, drawer and wall units with complementry work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, provision for automatic washing machine, radiator, storage cupboard and further cupboard housing the LPG gas fired central heating boiler, laminate flooring and coving to ceiling. Door giving access to:

LOUNGE
13'9" x 11'5" (4.20m x 3.49m)
uPVC double glazed windows to the front and side elevations, marble fireplace and hearth with painted wood surround, mantle and electric fire feature, radiator and coving to ceiling. Second entrance door to the side elevation.

BEDROOM ONE
11'5" x 10'3" to its maximum dimensions (3.50m x 3.13m to its maximum dimensions)
Double glazed window to the rear elevation, fitted wardrobes and dressing table with drawer unit, radiator and coving to ceiling.

BEDROOM TWO
7'11" x 7'11" (2.43m x 2.43m)
uPVC double glazed window to the side elevation, fitted double wardrobe and dressing table, radiator and coving to ceiling.

SHOWER ROOM
8'0" x 4'7" (2.44m x 1.40m)
uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin and walk in double shower cubicle with tiled splashback, radiator, laminate flooring and coving to ceiling.

EXTERNALLY
To the front is a block paved driveway allowing off road parking for multiple vehicles leading to the sectional garage with up and over door, light and power. A gate gives access to the block paved pathway leading to the entrance doors with low maintenance gravel garden and access to the enclosed rear garden with slabbed patio area and planted borders and pedestrian door giving access into the Garage,

TENURE - Non tradtional
Ground Rent payable of £218.77 per month including water and sewage.
Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index.

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and it is good practice to use a solicitor. Sites often have requirements specific to the purchase of a property

and to the site in general including paying the site owners commission related to the sale. Any purchasers should satisfy themselves to any such requirements.

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









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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