



31 High Street & 31a George Street, Kirton Lindsey DN21 4LX
£575,000

BROWN & CO

31 High Street & 31a George Street, Kirton Lindsey DN21 4LX

DESCRIPTION

31, High Street is an impressive period property having seven bedrooms which makes it ideal not only for spacious family accommodation but also for a range of alternative uses.

The spacious Kitchen in the main house is beautifully fitted with a range of high and low level cupboard and drawer units, including a dresser unit, granite work surfacing, central island with breakfast bar, double ceramic sink and Aga. There is a dining area that is open access from the Kitchen, making a wonderful family space. The four reception rooms offer the perfect combination of both formal and relaxed living and dining spaces, the family room, snug and living room all enjoying views over the private gardens. The formal panelled dining room is elegant and spacious - a real statement room. Outside there is parking in a courtyard area for several cars.

The beautiful, well stocked gardens lie behind high brick walls that offer a good degree of privacy.

Adjoining the courtyard is 31a George Street, a completely independent one / two bedroom annexe with kitchen.

LOCATION

The property is within easy walking distance of local facilities including: GP surgery, dentist, chemist, post office, restaurants, take aways, public houses and local shops. Secondary schooling is at the well respected Huntcliff School and there is a junior school and local play groups. There is a main line railway station in Scunthorpe which also provides major shops and retail parks.

ACCOMMODATION

KITCHEN

A fabulously family orientated space!

Having base and wall units with granite work surfaces, centre island and Aga. Ample space for Dining table. Steps giving access to one of the multiple reception rooms, stairs giving access to the first floor accommodation and door gives access to the rear store rooms.



RECEPTION ROOMS

The property offers a number of reception rooms which could suit multiple use, from formal dining rooms to cozy lounges where you can relax in front of the fire.



BEDROOMS

The property offers seven bedrooms within the main property which are all well sized and benefit from a number of lovely features such as window seats, polished floor boards, ceiling beams and decorative chimney breasts.



ANNEXE

The annexe is situated in the rear courtyard and provides separate accommodation with independent heating system.

It comprises Kitchen area and to the first floor two rooms and bathroom.

This could suit use for multi-generational living or alternatively could provide an income stream subject to the correct permissions and be let either as a private residential property or even a holiday let!

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Lincolnshire Council that 31 High Street is a Band E and 31a George Street is Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm,

Viewing: Please contact the Humber office on 01482 421234.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Humber - 01482 421234

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2024

