



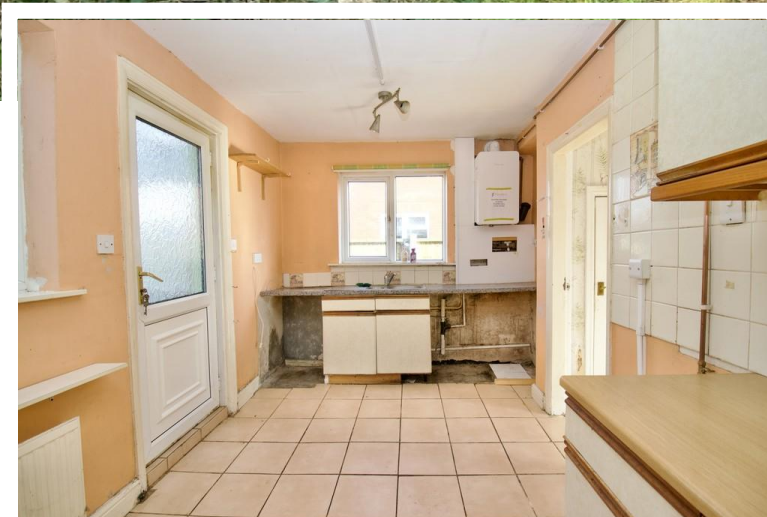
20 Mill Lane

Kirton Lindsey, Gainsborough, DN21 4DY

£140,000

REQUIRES MODERNISATION - A three bedroom semi-detached house situated on Mill Lane within the village of Kirton Lindsey and with good access to both Lincoln and Scunthorpe via the A15. The property has a large garden to the rear and has accommodation comprising of Hallway, Lounge, Kitchen, Lean-To and a First Floor Landing leading to three Bedrooms and a Bathroom. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D

COUNCIL TAX BAND — A

LOCAL AUTHORITY - North Lincolnshire Council.

TENURE — Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Kirton Lindsey is a medium-sized village which lies to the North of Lincolnshire. The village itself offers a wide range of local facilities including schools, public houses and shops as well as a regular bus service into Lincoln City Centre and Scunthorpe.



ACCOMMODATION

HALL

With UPVC double glazed door and stairs to First Floor.

LOUNGE

14' 5" x 12' 10" (4.39m x 3.91m), with UPVC double glazed window, laminate flooring and radiator.

KITCHEN

16' 2" x 8' 10" (4.93m x 2.69m), with UPVC double glazed window, tiled flooring, fitted with a range of base units with work surfaces over, stainless steel sink and drainer, gas-fired central heating boiler and radiator.

LEAN-TO

12' 3" x 7' 2" (3.73m x 2.18m), with three UPVC double glazed windows and UPVC double glazed external door.

FIRST FLOOR LANDING

With access to three Bedrooms, Bathroom and the roof void.



BEDROOM 1

11' 0" x 9' 9" (3.35m x 2.97m), with UPVC double glazed window and radiator.

BEDROOM 2

11' 6" x 8' 4" (3.51m x 2.54m), with UPVC double glazed window and radiator.

BEDROOM 3

8' 2" x 7' 6" (2.49m x 2.29m), with UPVC double glazed window and radiator.



BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m), with UPVC double glazed window, low level WC, wash hand basin, bath with electric shower over and radiator.



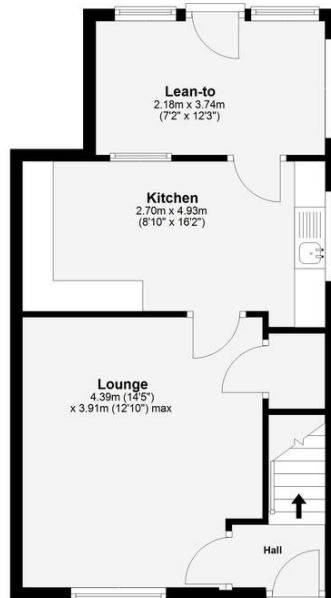
OUTSIDE

To the front of the property there is a lawned garden with a gate to the side leading to a large rear garden which is laid mainly to lawn with a range of mature trees.



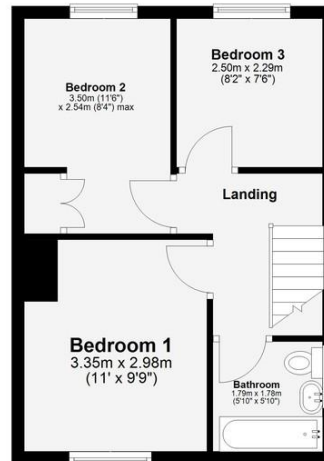
Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Cleverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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