









welcome to

Church Street, Kirton Lindsey Gainsborough

Lovely traditional semi-detached three bedroom cottage house offered for sale in Kirton Lindsey town.













Lounge

Irregular Shaped Room 16' 11" max x 14' 7" (5.16m max x 4.45m)

Front facing double-glazed window, log burner, under stairs cupboard, wood flooring, two central heating radiators and wood glazed panel door.

Kitchen/Dining Room

15' 11" x 10' 10" (4.85m x 3.30m)

Fitted kitchen with the range of wall and base units. Work surface, sink and drainer, double electric oven, stainless-steel 5 ring gas hob, cooker hood, integrated dishwasher, wine cooler, wood flooring, inset spotlights, central heating boiler and a radiator. Double glazed door leading into cottage courtyard garden and double-glazed window.

Utility

Wall cabinet, plumbing for washing machine, work surface, belfast sink, double-glazed window, tiling to the walls, central heating radiator and laminate flooring.

Ground Floor WC

WC. wash hand basin, heated towel rail, extraction fan, laminate flooring and colonial style door.

Landing

Stairs from lounge, access to the loft, loft ladders.

Bedroom One

Irregular Shaped Room 12' 7" \times 9' 9" ($3.84m \times 2.97m$) Double-glazed window, built in wardrobe and central heating radiator.

Bedroom Two

10' 11" x 7' 7" eaves present (3.33m x 2.31m eaves present)

Double-glazed window, central heating radiator and wood flooring.

Bedroom Three

7' 4" x 6' 10" eaves present (2.24m x 2.08m eaves present) Double-glazed Velux window and central heating radiator.

Bathroom

White suite bathroom offers: WC, wash hand basin, bath with shower attachment, shower cubicle, part tiled walls, inset spotlights, heated towel rail and laminate flooring.

Rear Garden

Low maintenance cottage style paved garden with wall forming a boundary. Garden shed and a timber gate.





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Church Street, Kirton Lindsey Gainsborough

- Semi-Detached Cottage House
- Three Bedrooms
- Wine Cooler
- Ground Floor Toilet
- Utility Room

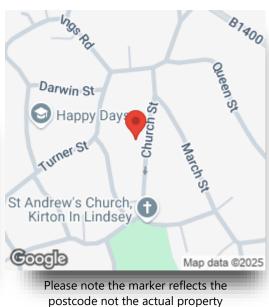
Tenure: Freehold EPC Rating: Awaited

£215,000









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Property Ref: SCT110541 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South Humberside, DN15 7PT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.