

# HUNTERS<sup>®</sup>

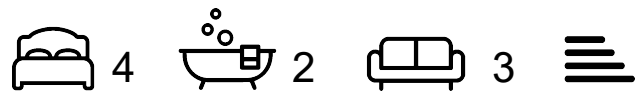
HERE TO GET *you* THERE



## Spa Hill

Kirton Lindsey, Gainsborough, DN21 4NE

Offers In The Region Of £375,000



Council Tax: D



# 10 Spa Hill

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## Front

Impressive front of the home, with an immaculate frontage, which is laid to lawn, with mature shrubs and hedging. The lawn sits adjacent to driveway, which offers ample off road parking for several vehicles.

## Garden

Large, well presented gardens to the rear, which offers a patio seating area with steps leading to the remainder of the garden - which is predominantly laid to lawn. This beautifully presented garden, offers a picturesque area, with ample mature shrubs and trees and hedging surrounding. This well maintained area, also offers a raised, decked seating area to the rear and a wooden summer house.

## Kitchen / Diner

17'3" x 19'1" (5.27m x 5.82m )

Modern and well presented kitchen / diner to the rear of the home, with ample high gloss wall and floor units for storage. The kitchen offers a bright and spacious area - also benefiting from integral oven, hob, extractor fan, fridge / freezer and dishwasher. The kitchen has a door accessing the handy utility area, with ground floor wc.

## Utility Room

8'9" x 5'10" (2.68m x 1.78m )

Handy utility room , with plumbing for white goods and a ground floor wc.

## Lounge

12'0" x 24'3" (3.67m x 7.41m )

Neutrally decorated, generously sized lounge to the front of the home, with a large bay window offering ample light into the area.

## Reception Room 2

8'10" x 16'8" (2.70m x 5.09m)

Second reception room to the front of the property, which is currently being used as a dining room, with a large bay window.

## Sun Room

11'3" x 9'10" (3.43m x 3.02m)

Sun room to the rear of the home, which offers views over the beautiful garden.

## Master Bedroom

9'0" x 15'10" (2.75m x 4.85m)

Master bedroom to the front of the home, which is neutrally decorated, and benefits from an en-suite shower room.

## En-Suite

7'3" x 8'0" (2.21m x 2.44m)

En-suite to the master bedroom, with a walk in shower and neutral suite.

## Bedroom 2

12'0" x 12'8" (3.68m x 3.87m)

Double bedroom to the front aspect of the home, benefiting from ample fitted storage.

## Bedroom 3

12'2" x 10'6" (3.71m x 3.22m)

Double bedroom to the rear of the property, benefiting from ample fitted storage.

## Bedroom 4

9'0" x 14'11" (2.75m x 4.55m)

## Bathroom

8'1" x 10'4" (2.48m x 3.16m)

Large and luxurious fully tiled bathroom, with a free standing bath and walk in corner shower.

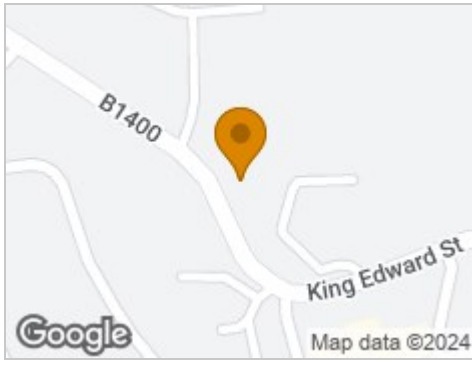
Tel: 01724 700000

This impressive and beautifully presented home, which is set in a prominent raised position, on Spa Hill in Kirton, offers a unique and spacious family home. This home briefly comprises; two generous reception rooms, a modern, fitted kitchen / diner, utility room and sun room. To the first floor there is a master bedroom, with en-suite shower room, a further three double bedrooms and a large family bathroom. To the front of the home there is a well presented grassed area, sitting adjacent to the large driveway - offering off road parking for several vehicles. To the rear of the property there is a beautifully maintained garden - with a patio seating area on the lower level, with steps leading to an area laid to lawn, with a pond and decked seating area, with mature trees and shrubs. In addition to this the home benefits from a gas central heating system and double glazing.

This attractive home is located in the small town of Kirton Lindsey, close to local schools, amenities and bus routes. Within the town there are several individual shops and restaurants - and countryside walks. Viewing recommended!



## Road Map



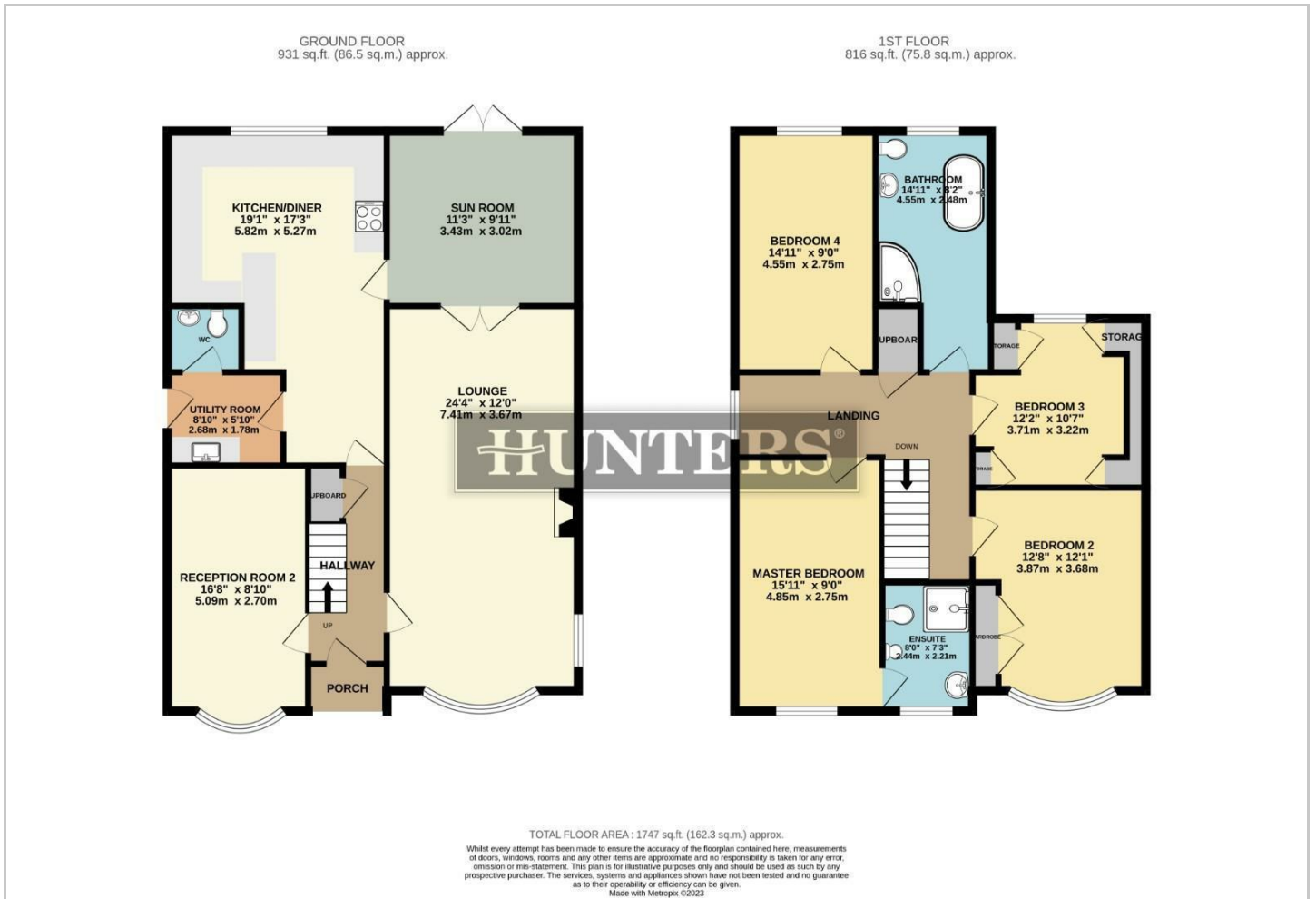
## Hybrid Map



## Terrain Map



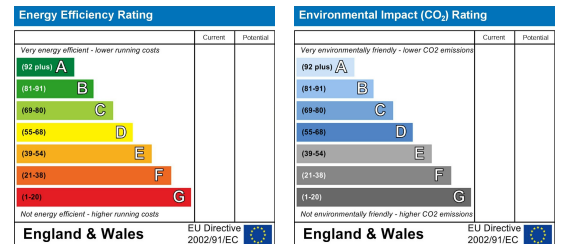
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 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.