

# HUNTERS®

HERE TO GET *you* THERE



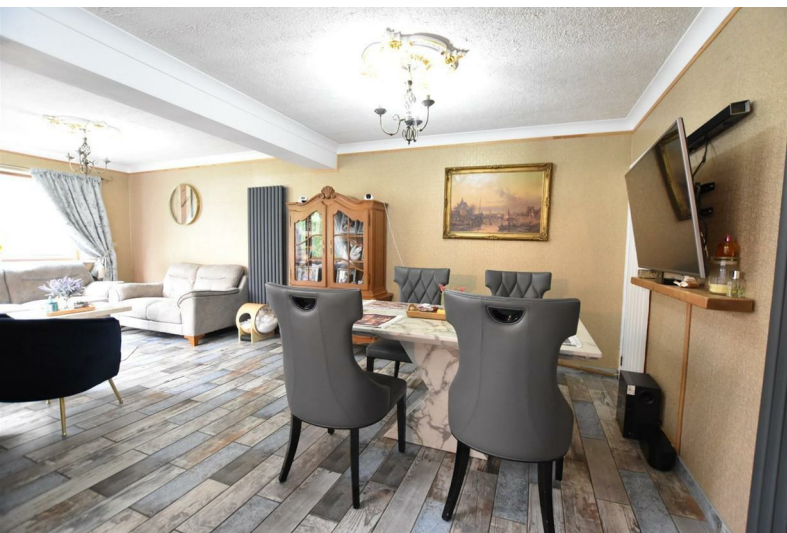
## Richdale Avenue

Kirton Lindsey, Gainsborough, DN21 4BL

Offers In The Region Of £267,000



Council Tax: C





# 37 Richdale Avenue

Kirton Lindsey, Gainsborough, DN21 4BL

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## Front

Attractive front to the home, with a large driveway, offering off road parking for several vehicles.

## Garden

Good sized, private rear garden, which offers a delightful area, ideal for family gatherings and entertaining. The garden is predominantly laid to lawn, with a pergola covered patio seating area, greenhouse and wooden shed. The garden has a natural border of mature hedging and shrubs, offering privacy to the space.

## Office / Bedroom 4

8'9" x 14'4" (2.69m x 4.38m)

Currently being used as a treatment room, this good sized space could be used as a fourth bedroom, office or further reception room, depending on requirements.

## Ground Floor wc

## Lounge

14'8" x 10'11" (4.49m x 3.33m)

Generous reception room to the front aspect of the property.

## Open plan Kitchen / Diner / Sitting Area

31'5" x 23'0" (9.60m x 7.02m)

This bright and generously sized area, which offers a fitted kitchen, utility area, dining space and sitting room - in a modern and open plan lay out. The modern kitchen benefits from ample wall and floor units for storage, with integrated oven, hob and extractor fan, this opens through to the utility area, with plumbing for white goods. There is also a dining and sitting area, with sliding doors leading to the

garden. This open plan area offers a great space for entertaining.

## Bathroom

7'10" x 6'6" (2.39m x 2m)

Fully tiled, modern bathroom, with a neutral white suite.

## Bedroom 1

11'10" x 12'9" (3.62m x 3.90m)

Generous double bedroom to the front of the home, benefiting from a walk in wardrobe (could be converted back to Bedroom 3 if required).

## Bedroom 2

12'9" x 10'1" (3.89m x 3.08m)

Good sized double bedroom to the rear of the property.

## Bedroom 3 / Walk in Wardrobe

Currently being used as a walk in wardrobe from bedroom 1, this room could be converted back to a bedroom if required.

This beautifully presented family home, which is deceptively spacious throughout, briefly comprises; a modern, open plan kitchen / diner / sitting area, which leads through to a utility room, ground floor wc, ground floor bedroom / further reception room and front lounge. To the first floor there are three bedrooms (the third is currently being used as a walk in wardrobe), and modern bathroom. To the front of the home there is a driveway offering off road parking for several vehicles. To the rear of the property there is a well maintained garden, with pergola covered seating area, greenhouse and shed. In addition to this the home benefits from a gas central heating system and double glazing.

This versatile family home is located in the popular town of Kirton Lindsey, offering a variety of individual shops, amenities and transportation links. This picturesque town, which is central to Scunthorpe and Lincoln, benefits from several restaurants, including The George, serving delicious, home cooked meals! Viewing recommended!



## Road Map



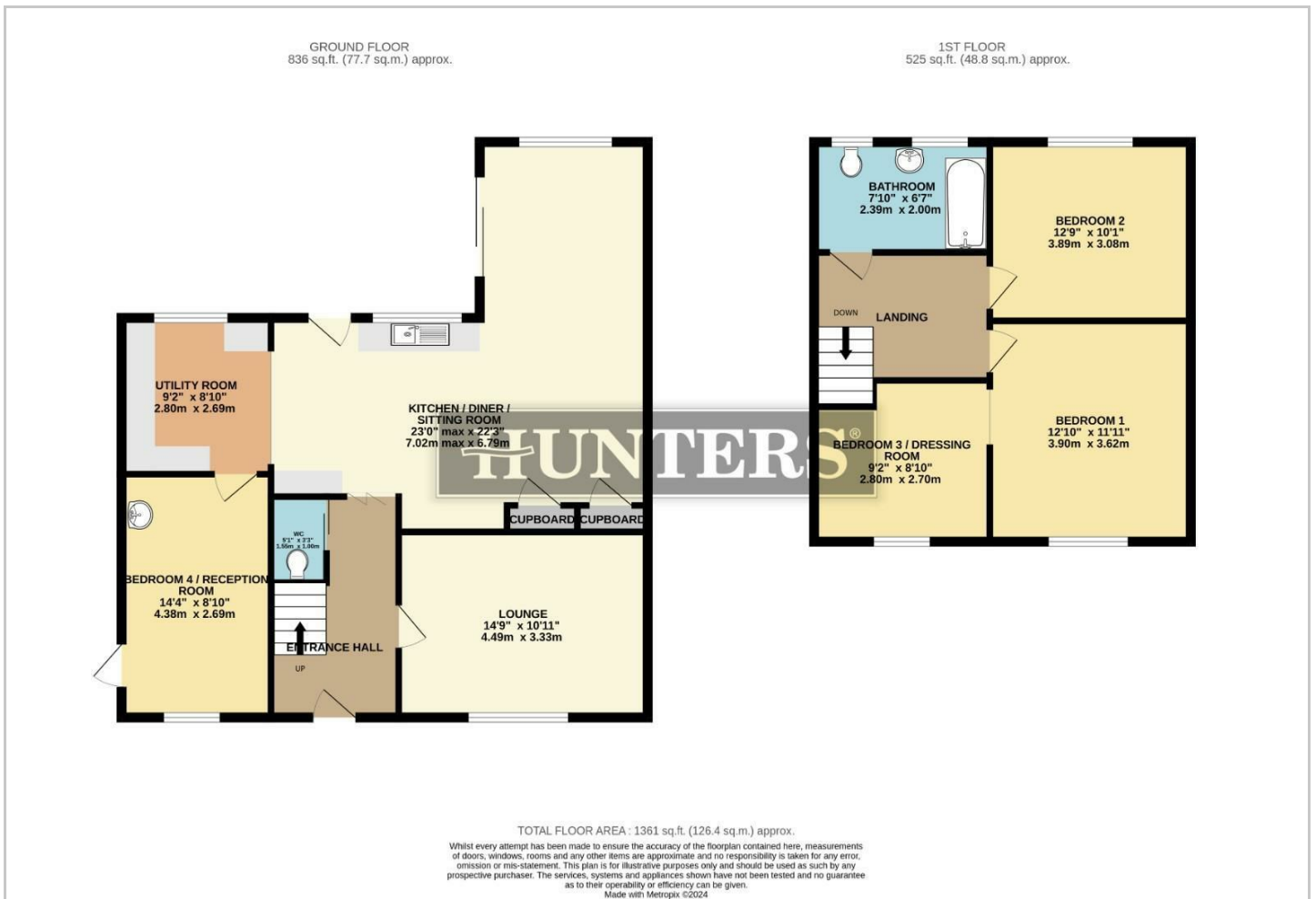
## Hybrid Map



## Terrain Map



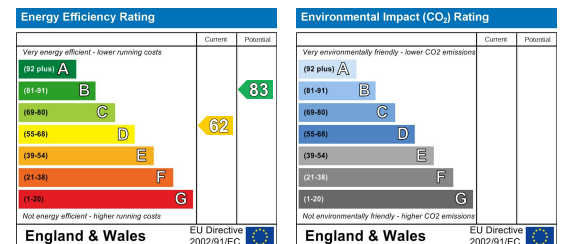
## Floor Plan



## 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.