

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



The Malt House, Main Street, Gunthorpe, DN9 1BQ

- An impressive bespoke built Detached House in a riverside setting • 4 Double Bedrooms • Family Bathroom and En-suite • Large Dining Kitchen with balcony off • Double Garage
- Ground source heating • PVCu double glazing • Elevated far reaching views over surrounding countryside • Wide frontage plot • Highly recommended •



£485,000



The Malt House is an individually designed and built detached property with inverted living accommodation to take advantage of the riverside location and in particular the views towards Lincolnshire in the east. This two storey house offers excellent family sized and well maintained accommodation including:

- **Main Bedroom with large En-suite**
- **3 further Double Bedrooms**
- **Family Bathroom**
- **Utility Room with access to Garage**
- **Splendid Dining Kitchen with adjoining Balcony**
- **First floor Living Room and separate Dining Room**
- **First floor Cloakroom**

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with built in cloaks cupboard, understairs storage and radiator.

BEDROOM 1 (4.15m x 3.42m) Fitted bedroom furniture including double wardrobes with bed head recess, bedside cabinets, storage cupboards over, separate fitted wardrobe and drawer unit and radiator.

ENSUITE (3.27m x 3.29m) including corner spa bath with tap shower fitting, shower cubicle with steam unit, cabinet wash basin with storage cupboard, toilet, bidet and radiator.

BEDROOM 2 (4.12m x 2.73m excluding wardrobes) Full length floor to ceiling fitted wardrobes (with lighting) and radiator.

BEDROOM 3 (4.45m x 2.53m) with fitted wardrobes (with lighting), drawer unit and radiator.

BEDROOM 4 (3.54m x 3.25m) front facing window and radiator.

FAMILY BATHROOM (3.40m x 1.76m) 4-piece suite including bath (6ft), pedestal wash basin, toilet, shower cubicle and tiled flooring.

UTILITY (3.26m x 2.69m) built in storage cupboard, stainless steel sink, plumbing for washer, radiator and internal door to the Garage.

First Floor

LIVING ROOM (7.24m x 4.44m) A through room with 2 radiators, decorative period style fireplace with living flame gas fire.

DINING ROOM (3.43m x 2.95m) Twin aspect room with radiator.

DINING KITCHEN (6.93m x 4.14m) With base and wall cabinets to two sides, integrated fridge freezer, larder unit, double oven, microwave and 4 ring induction hob with extractor over. 1 ½ bowl sink with waste disposal, island unit with wine racking, decorative cornice, 2 radiators and patio door to balcony.

CLOAKROOM (1.86m x 1.35m) with cabinet wash basin, toilet and radiator.

OUTSIDE The house occupies a generous sized plot with walled frontage and gated driveway entrance. Attached Double **GARAGE** (5.10m x 5.30m) of matching brick and tiled construction with 2 electric roller doors, dog grooming shower, tap.

Access either side of the house to the enclosed rear garden which adjoins the west bank of the River Trent. First floor balcony, accessed from the Kitchen, with attractive decking, railings and LPG point for barbeque, etc.

SERVICES (not tested)

- Mains water, electricity and drainage.
- Ground source central heating.
- Full Fibre Broadband

LOCAL AUTHORITY

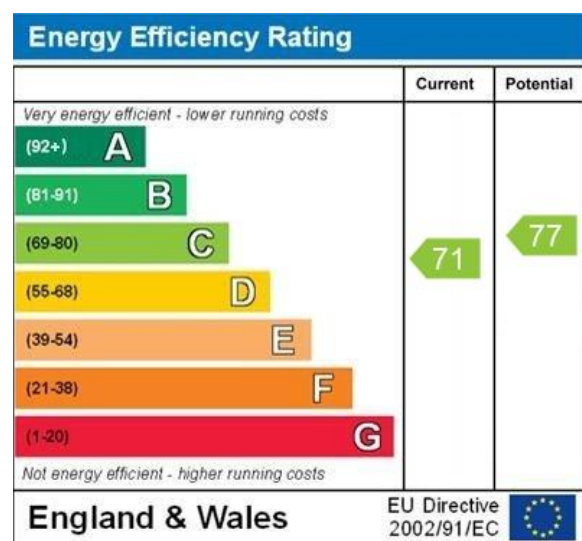
North Lincolnshire Council

COUNCIL TAX Band 'E' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684



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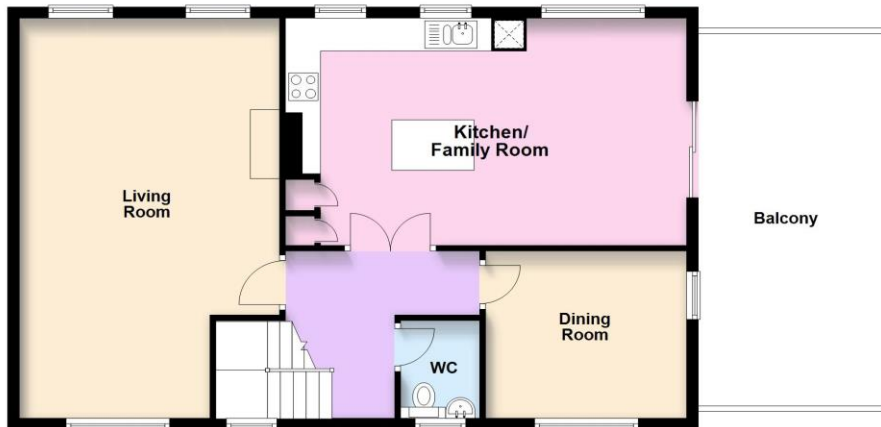
Ground Floor

Approx. 132.4 sq. metres (1424.6 sq. feet)



First Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



Total area: approx. 215.1 sq. metres (2315.1 sq. feet)

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