



Gainsthorpe Road, Kirton
Lindsey



£125,000

- NO UPWARD CHAIN
- WELL PROPORTIONED
- RURAL LOCATION
- CAST IRON MULTI FUEL STOVE
- 2 DOUBLE BEDROOMS
- GARAGE
- FREEHOLD
- EPC RATING TBC



NO ONWARD CHAIN.

This well presented stone terraced cottage offers comfortable and well proportioned 2 bedroom accommodation in a semi rural location. The home is ideal for either a single purchaser or as a first home and includes a 4.55m forward facing lounge with field views, a sitting room with multi fuel cast iron stove and conservatory off. The ground floor is completed by a kitchen with integrated oven and hob and a useful shower room. There are 2 double bedrooms to the first floor together with a family bathroom with 3 piece suite. In addition to the small courtyard there is vehicle access to the rear where there is a garage and reception parking for 1 car.

LOUNGE 4.55m x 3.66m (14'11" x 12'0")

A generous forward facing room with leaded double glazed window, radiator and decorative fireplace and hearth. A connecting lobby with deep cupboard leads to

SITTING ROOM 4.56m x 3.64m (15'0" x 11'11")

A more informal space centred on the cast iron multi-fuel stove set into a brick lined fireplace with quarry tiled hearth. This room connects to the Conservatory via patio doors and to the first floor via a cottage stair.

KITCHEN 3.8m x 1.94m (12'6" x 6'5") A well planned galley style kitchen appointed with a range of high and low white fronted units with woodgrain style tops and inset sink unit. There is also an electric hob with chimney style extractor over and oven under, space for a refrigerator, wall mounted gas fired central heating boiler and a window overlooking the conservatory.



SHOWER ROOM 2.27m x 1.98m (7'5" x 6'6")

A practical addition with suite to include a full width glazed and tiled shower enclosure, plumbing for an automatic washing machine, chrome towel radiator and tiling to 3 walls.

CONSERVATORY 5.23m x 2.36m (17'2" x 7'8")

(MAX MEASUREMENTS) A distinctive space with exposed stone to 2 walls, glazed roof, radiator, tiled floor and door to the courtyard.

LANDING

Access to the roof space.

BEDROOM 1 4.56m x 3.62m (15'0" x 11'11")

A full width double room enjoying views across open farm land with triple wardrobe, radiator and decorative fireplace.

BEDROOM 2 2.74m x 3.31m (9'0" x 10'11")

A rear facing double room with radiator.

BATHROOM

Appointed with a suite to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer shower attachment, extractor fan and radiator.

OUTSIDE

The property is fronted by a stone wall beyond which there is a gravel topped garden with raised rose and flower beds. to the rear of the conservatory there is a small, enclosed courtyard with useful store and high gate opens to the shared access road. There is a detached timber garage together with reception parking opposite the rear of the home.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

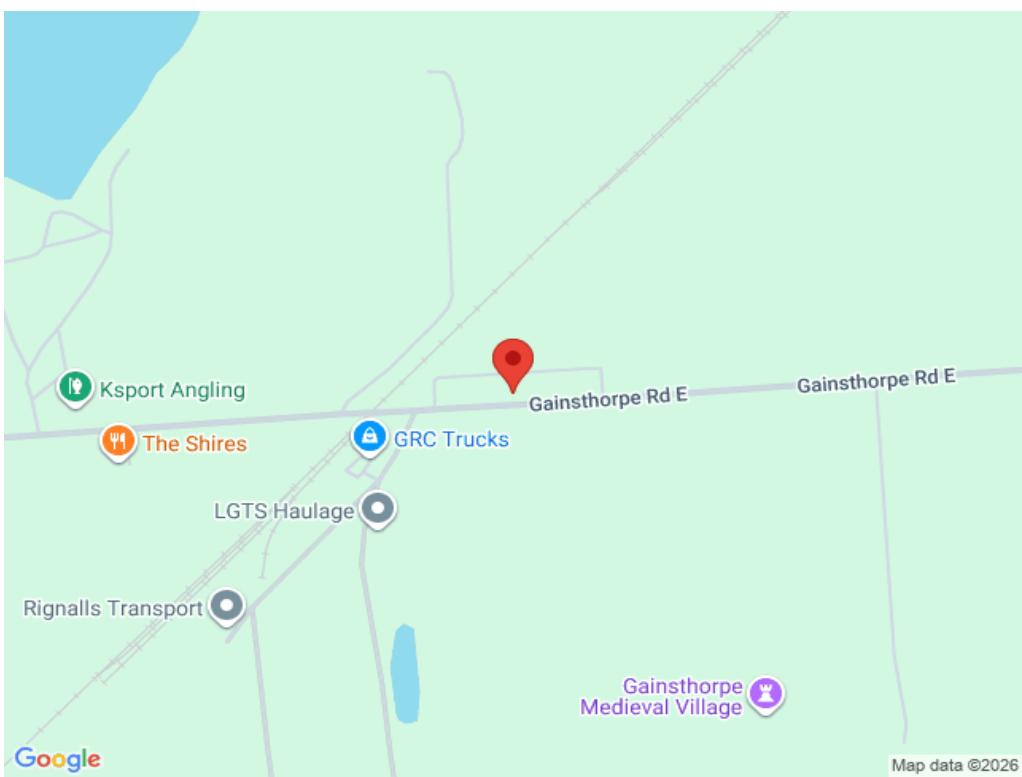
We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



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