

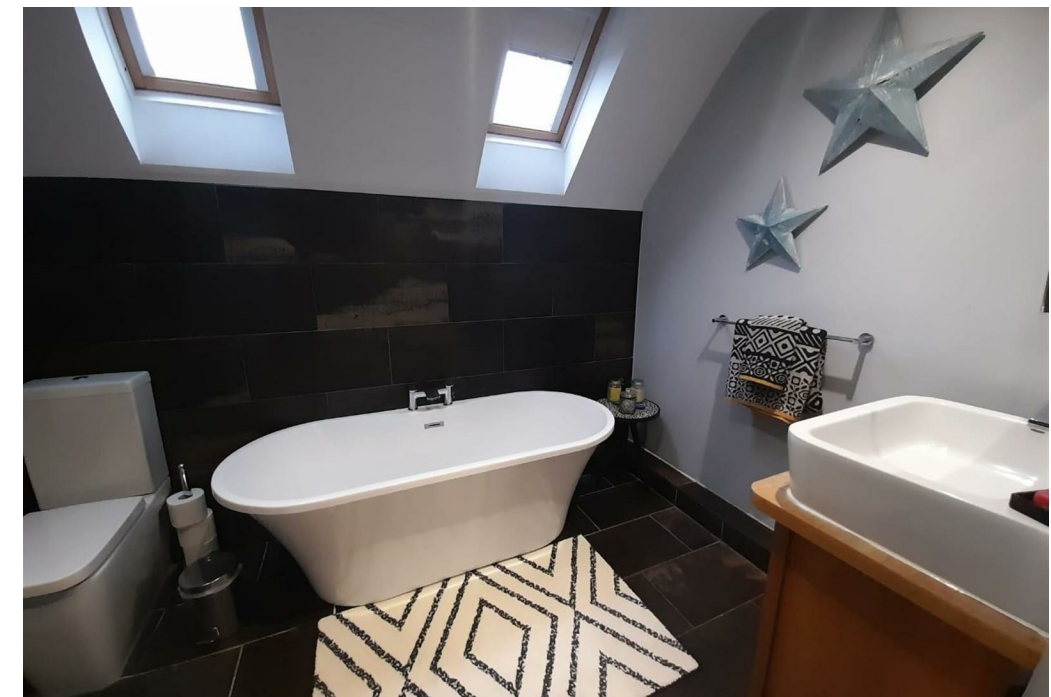


Church Lane,
Blyton,
DN21 3JZ

£475,000



A individually designed four bedroom detached house with versatile accommodation, nestled in the popular village of Blyton with road links to the surrounding towns, all of which are well served with amenities, including well regarded schools, supermarkets, eateries and leisure facilities. Viewing is highly recommended to appreciate the accommodation on offer. Accommodation comprising Entrance Hallway, Family Room, Utility Room, downstairs w.c., Kitchen, Diner, Lounge, four Bedrooms with En Suite to the Master and family Bathroom. The property further benefits from air source heat pump.



ACCOMMODATION

Canopied porch with uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Radiator, wood flooring and openings off to:

FAMILY ROOM 18'6" x 10'8"

Three uPVC double glazed windows and uPVC double glazed Entrance door, radiator, wooden flooring continuing from the hallway, inset spotlights to ceiling.

UTILITY ROOM 10'2" x 5'4"

Doorway from Hallway.

Double glazed window, fitted base and larder unit with complementary work surface, circular sink, provision for automatic washing machine, newly installed Samsung air source heat pump, tiled flooring and radiator.

KITCHEN DINER 18'5" x 11'2"

uPVC double glazed windows and French doors giving access out to the patio area. Wood finished fitted kitchen comprising base, drawer and wall units with complementary work surface, inset sink and drainer with mixer tap, integrated dishwasher, double oven and four ring hob with extractor over, space for American style fridge freezer, spotlights to ceiling. Opening giving access to:

DINING AREA 18'1" x 10'0"

uPVC double glazed window and French doors, vaulted ceiling, stairs giving access to first floor accommodation with storage cupboard under, radiator and flooring continued from the Entrance Hall. Further opening giving access into:

LOUNGE 21'1" x 13'1"

Two sets of uPVC double glazed French doors, one giving access to the Conservatory and the other opening to the decking area with space for hot tub, two radiators, flooring continued from the Entrance Hallway.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c..

CONSERVATORY 13'6" x 8'8"

uPVC construction with double glazed windows with views over the rear garden and Church beyond, double doors opening out to patio and decking area.

FIRST FLOOR LANDING

With velux window, gallery landing with two radiator, loft access and doors giving access to:

MASTER BEDROOM 14'9" x 13'9"

uPVC double glazed window, radiator, walk in wardrobe and opening into:

EN SUITE 9'7" x 6'5"

Two velux windows, suite comprising w.c., hand basin mounted on vanity unit, freestanding bath, radiator, tiled flooring, spotlights to ceiling.

BEDROOM FOUR 11'8" x 8'11"

uPVC double glazed window, radiator and laminate flooring.

BEDROOM THREE 11'8" x 8'11"

uPVC double glazed window, radiator and laminate flooring.

FAMILY BATHROOM 11'4" x 10'0"

uPVC double glazed window, four piece suite comprising w.c, pedestal wash hand basin, bath and separate shower cubicle, radiator, tiled splashbacks and flooring.

BEDROOM TWO 18'5" x 8'9"

Two uPVC double glazed windows and radiator.

EXTERNALLY

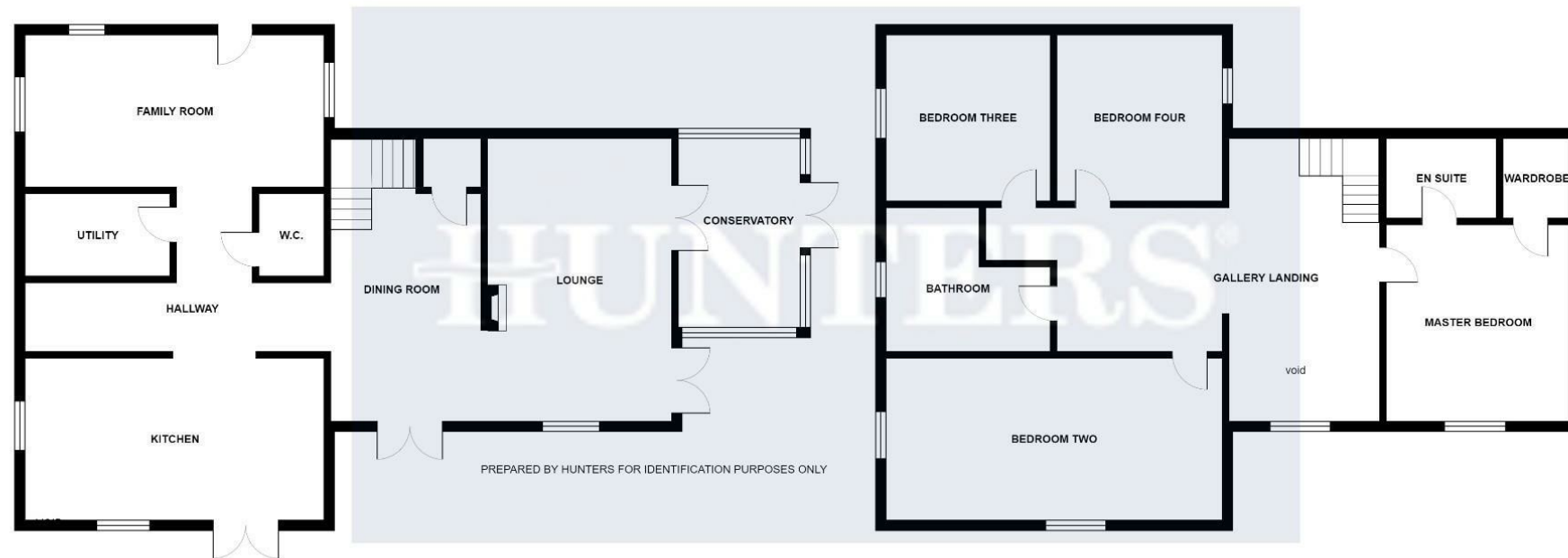
To the front is a gravelled driveway allowing off road parking for multiple vehicles with access to either side of the property onto the patio area, decking feature with space for hot tub and gazebo, enclosed rear garden with mature planted borders.

COUNCIL TAX

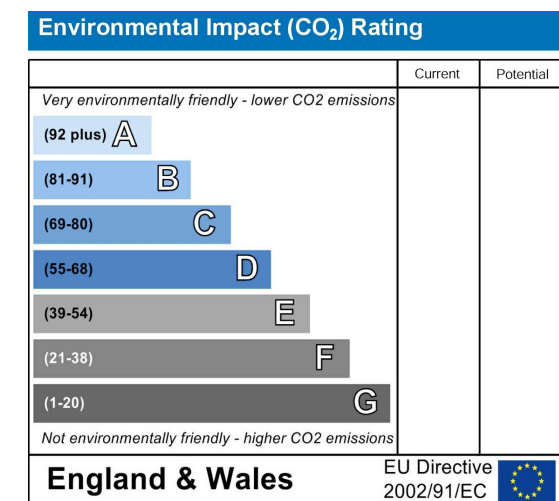
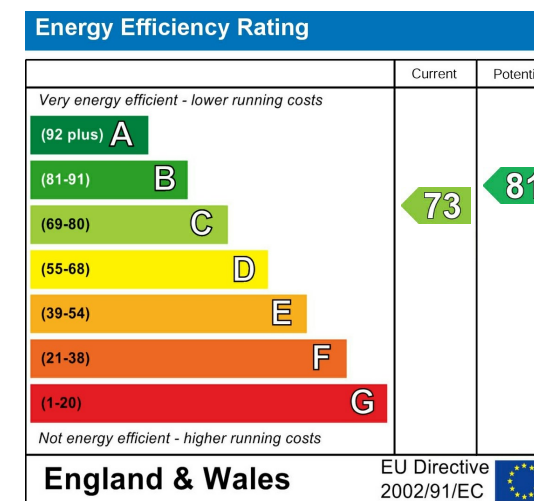
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'E'

TENURE - FREEHOLD

Tenure: Freehold
Council Tax Band: E



- INDIVIDUALLY DESIGNED OPEN PLAN DETACHED PROPERTY
- FOUR BEDROOMS
- KITCHEN & DINING AREA & UTILITY
- CHAINBREAK CONSIDERED
- DOWNSTAIRS W.C.
- EN SUITE & FAMILY BATHROOM
- FAMILY ROOM & CONSERVATORY
- AIR SOURCE HEAT PUMP
- VIEWING RECOMMENDED
- EPC RATING : C



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.