

HUNTERS[®]

HERE TO GET *you* THERE



Moat House Road

Kirton Lindsey, Gainsborough, DN21 4DD

Asking Price £350,000



Council Tax: C



3 Moat House Road

Kirton Lindsey, Gainsborough, DN21 4DD

Asking Price £350,000



ACCOMMODATION

Wooden glazed entrance door leading into:

ENTRANCE HALLWAY

Loft access, radiator, two useful storage cupboards and doors giving access to:

LOUNGE

14'4" x 11'7" (4.37 x 3.54)

Wooden double glazed windows to the front and side elevations, two radiators, marble fireplace and hearth with painted wood surround, coving to ceiling.

BEDROOM ONE

11'4" x 10'9" (3.46 x 3.28)

Wooden double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM TWO

11'3" x 10'10" (3.44 x 3.32)

Double glazed window to the rear elevation, radiator, built in storage closet.

BATHROOM

7'8" x 6'9" (2.36 x 2.06)

Wooden double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with tiled splashback, radiator and coving to ceiling.

KITCHEN DINER

14'3" x 11'0" (4.36 x 3.37)

Double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer, space for cooker and low level appliance, provision for automatic washing machine, radiator, coving to ceiling.

EXTERNALLY

Gated access leading to a gravel driveway allowing off road parking for multiple vehicles, pathway leading to the side of the property giving access to an enclosed rear garden mainly set to lawn. A paddock to the side and rear extends to approximately 2.3/2.5 acres in total. Range of out buildings and sheds, including Garage, greenhouse and further useful storage sheds.

COUNCIL TAX

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'C'

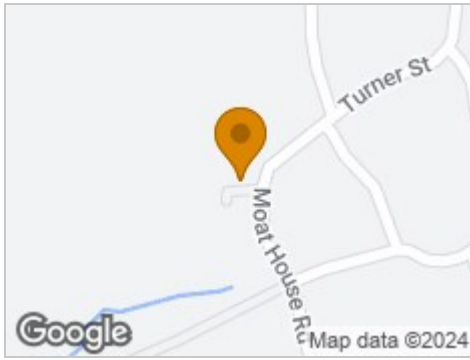
TENURE - FREEHOLD

AGENTS NOTE

We believe a public right of way runs to the side of the paddock and we would advise potential buyers to make their own enquiries regarding this. We have been advised of a 10-year overage of 50% of any increase in market value attributable to a new planning permission.



Road Map



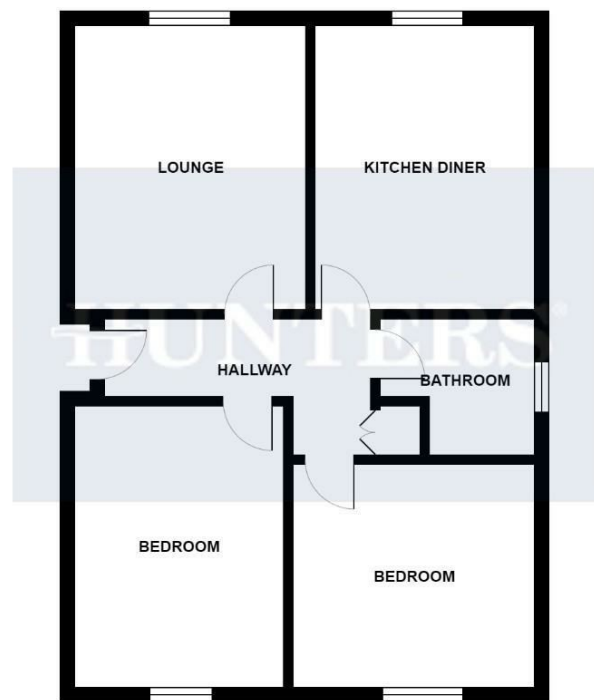
Hybrid Map



Terrain Map



Floor Plan

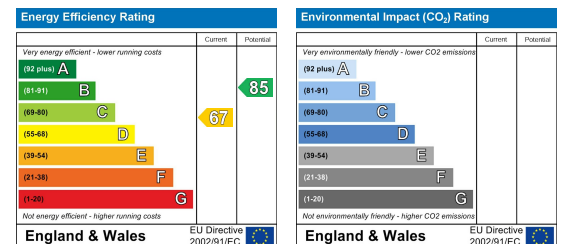


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.