

HUNTERS[®]

HERE TO GET *you* THERE



Grove Street

Kirton Lindsey, DN21 4BY

Offers In The Region Of £350,000



Council Tax: D



8 Grove Street

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ACCOMMODATION

Double glazed composite entrance door leading into

ENTRANCE PORCH

7'11" x 5'10" (2.42 x 1.80)

uPVC double glazed French doors to the rear elevation giving access to the rear garden, tiled flooring, radiator, built in storage cupboard with provision for automatic washing machine and space for dryer. Glazed door giving access to:

KITCHEN DINER

22'11" x 14'1" (7.00 x 4.30)

Three uPVC double glazed windows to the side elevation, gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, stainless steel sink and drainer with mixer tap over, integrated double oven, four ring gas hob, space for fridge freezer and low level appliance including provision for dishwasher, inset spotlights to ceiling, radiator, multi fuel stove. Door giving access to:

CLOAKROOM

8'8" x 4'6" (2.66 x 1.38)

Comprising w.c., hand basin mounted in base vanity unit, heated towel rail.

DINING ROOM

11'11" x 11'11" (3.65 x 3.65)

uPVC double glazed patio doors to the side elevation giving access to the Conservatory, radiator and opening leading into:

LOUNGE

21'5" x 12'0" (6.53 x 3.66)

uPVC double glazed window to the front elevation,

radiator and coving to ceiling. The open fireplace from the kitchen diner gives access to the other side of the double sided multi fuel burner.

CONSERVATORY

14'9" x 9'4" (4.51 x 2.86)

Currently used as Office space.

Constructed on a low level brick wall with uPVC frame and pitched roof, doors to the rear elevation give access out to the garden, flooring and radiator,

DOOR FROM THE KITCHEN DINER GIVES ACCESS TO INNER

Radiator, loft access and lamiate flooring. Doors accessing:

MASTER BEDROOM

14'0" x 11'10" (4.29 x 3.62)

uPVC double glazed window to the rear elevation, radiator, quadruple fitted wardrobe with sliding doors.

BEDROOM TWO

11'10" x 10'7" (3.62 x 3.24)

uPVC double glazed window to the side elevation, radiator, coving to ceiling, fitted triple wardrobe with mirrored sliding doors.

BEDROOM THREE

14'0" x 8'10" (4.28 x 2.71)

Currently used as a second sitting room/play room. uPVC double glazed French doors with side windows to the rear elevation giving access out to the lawned garden, radiator, coving to ceiling.

FAMILY BATHROOM

10'7" x 8'3" (3.23 x 2.54)

uPVC double glazed window to the side elevation,

four piece bathroom suite comprising w.c., hand basin mounted in base vanity unit, roll top free standing bath and separate shower cubicle, spotlights to ceiling and chrome heated towel rail.

EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles leading to the attached double garage with light and power and access to the rear garden which is enclosed and mainly set to lawn with mature planted borders, pond feature and patio area.

COUNCIL TAX

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

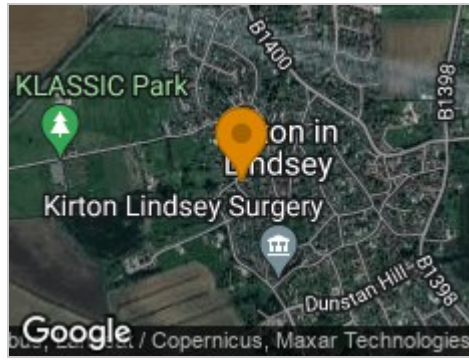
TENURE - FREEHOLD



Road Map



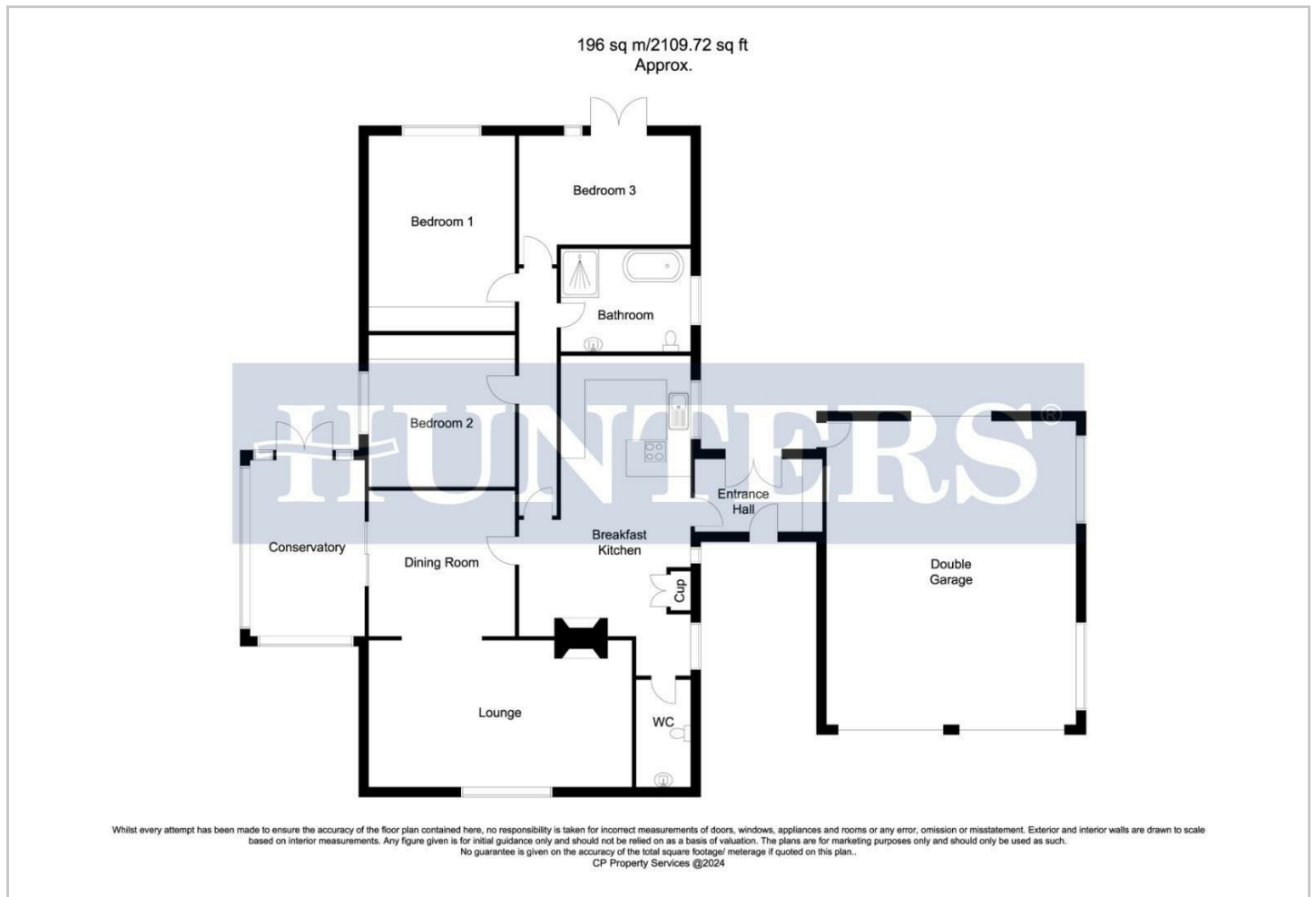
Hybrid Map



Terrain Map



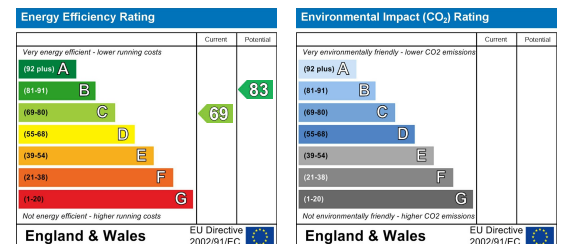
Floor Plan



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.