

# HUNTERS®

HERE TO GET *you* THERE



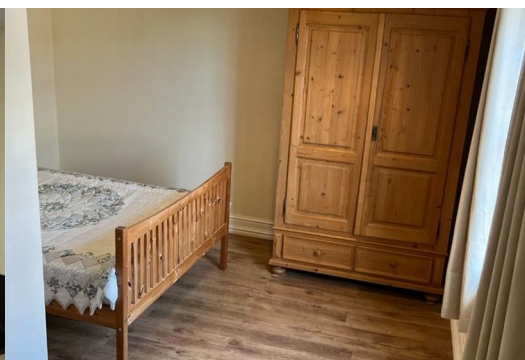
## High Street

Kirton Lindsey, Kirton Lindsey, DN21 4LX

Asking Price £195,000



Here is an investment/development (subject to the appropriate consent/planning permission) opportunity to acquire a Grade II mix use property at the heart of the well regarded village of Kirton Lindsey which is well served with local amenities and transport links to surrounding market towns and the Cathedral city of Lincoln. The accommodation currently comprises former ground floor commercial unit with a one bedroom residential flat above. VIEWING RECOMMENDED.



ACCOMMODATION

Part glazed wooden entrance doors into:

RECEPTION AREA 5'7" x 5'6" (1.72 x 1.69)

Doors giving access into:

WAITING ROOM 20'0" x 12'4" to maximum dimensions (6.12 x 3.77 to maximum dimensions)

With sash window to the front elevation and second double glazed display window, doors gives access to stairs storage area and second into useful storage closet.

TREATMENT ROOM 11'0" x 9'1" (3.37 x 2.79)

Door from Hallway into current Treatment Room.

Single glazed window to the side elevation and double glazed display window to the front elevation, fitted base and drawer units with complementary worksurfaces, inset stainless steel sink and drainer with tiled splashback .

W.C. 5'2" x 2'7" (1.59 x 0.8)

With w.c.

INNER HALLWAY

Doorway from Entrance Hall.

Stairs rising to first floor accommodation with

OPEN PLAN LIVING KITCHEN AREA 24'4" x 12'11" (7.44 x 3.94)

Two sash windows to the front elevation and fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and electric hob with extractor over, provision for automatic washing machine and integrated fridge freezer. Door giving access to:

L SHAPED BEDROOM 15'9" x 12'2" (4.81 x 3.72)

Wooden sash window to the front elevation, laminate flooring continued from the living space.

BATHROOM 6'8" x 5'10" (2.04 x 1.79)

Suite comprising w.c., pedestal wash hand basin and panel sided bath with tiled splashback and electric shower over.

COUNCIL TAX

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

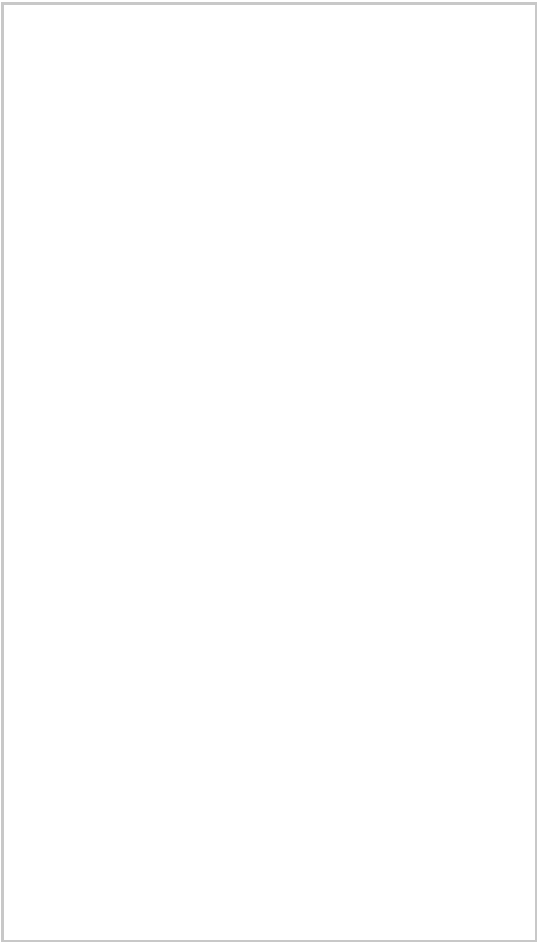
TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

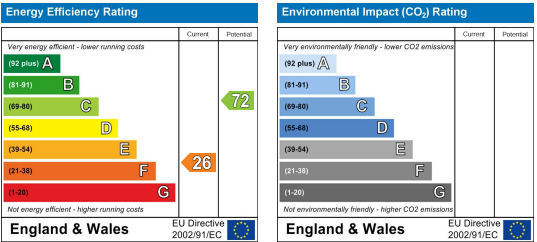
Area Map



Floor Plans



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.