





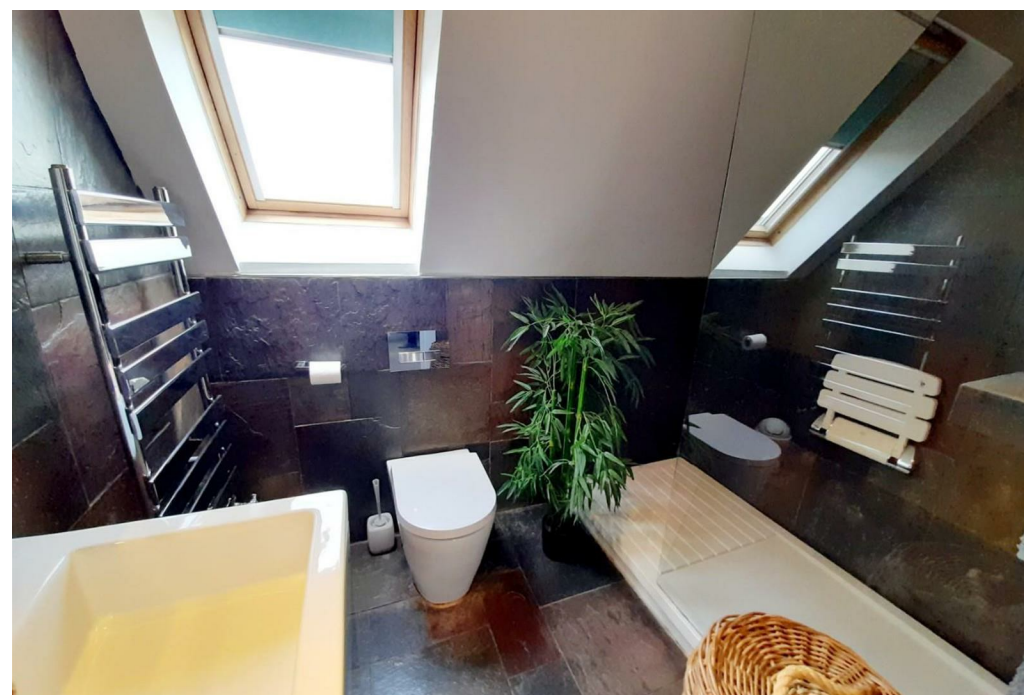
Irwin Road,  
Gainsborough,  
DN21 3LS

£300,000



**\*\*GUIDE PRICE £300,000 - £315,000\*\***

A five bedroom detached house located in the popular village of Blyton with good transport links to surrounding villages, towns and cities, all of which offer many amenities including supermarkets/retail outlets, leisure facilities, cafes and restaurants and well regarded schools, colleges and universities. Viewing is recommended to appreciate the versatile accommodation on offer from this property which is arranged over three floors.





## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under, radiator, laminate flooring and doors giving access to:

### LOUNGE 20'6" x 10'9"

Two double glazed windows to the front elevation, two radiators, coving to ceiling, built in aquarium, marble fireplace and hearth with multi fuel stove.

### DINING ROOM 11'11" x 10'7"

Two uPVC double glazed windows to the front elevation, two radiators and coving to ceiling.

### BREAKFAST KITCHEN 15'9" x 10'0"

Two uPVC double glazed windows to the rear elevation, gloss finished fitted kitchen comprising base, drawer, wall and larder units with stainless steel sink, complementary work surface, integrated microwave and plate warmer, dishwasher and wine cooler, space for range style cooker and American style fridge, provision for automatic washing machine, laminate flooring and inset spotlights to ceiling. Doorway giving access into:

### GARDEN ROOM 15'1" x 10'10"

Double glazed bi-fold doors to the side elevation allowing access to the patio area and enclosed garden beyond, three electric motorised windows, spotlights, laminate flooring and vertical radiator.

### W.C. 5'10" x 2'8"

Door from Hallway.

Suite comprising w.c., hand basin mounted in vanity unit, tiled splashback, laminate flooring and chrome heated towel rail.

### FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, stairs rising to the second floor accommodation and doors giving access to:

### BEDROOM ONE 12'2" x 10'9"

Two uPVC double glazed windows to the front elevation, radiator, built in wardrobes and door giving access to Family Bathroom.

### BEDROOM 10'11" x 8'3"

Two uPVC double glazed windows to the front elevation and radiator, built in double wardrobe.

### FAMILY BATHROOM 14'2" x 7'3"

uPVC double glazed windows to the rear elevation, four piece suite comprising w.c, hand basin mounted on vanity unit, bath and separate walk in double shower, part tiled walls, tiled flooring, vertical radiator, inset spotlights to ceiling.

### BEDROOM 11'1" x 9'10"

uPVC double glazed window to the rear elevation, radiator and built in quadruple wardrobe. Door giving access to:

### EN SUITE SHOWER ROOM 5'3" x 5'3"

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin and corner shower with splashbacks, inset spotlights to ceiling and radiator.

### SECOND FLOOR LANDING

With velux window and access into eaves. Boarded loft access with drop down ladder and electric supply. Doors giving access to:

### BEDROOM 13'6" x 10'9"

uPVC double glazed window to the front elevation, radiator and door giving access to:

### EN SUITE SHOWER ROOM 7'6" x 5'7"

Double glazed window, suite comprising w.c., hand basin mounted in vanity unit and walk in shower, tiled walls and flooring, chrome towel rail.

### BEDROOM 17'8" x 10'11" to maximum dimensions

uPVC double glazed window to the front elevation and velux window to the rear, loft access, two radiators.

### EXTERNALLY

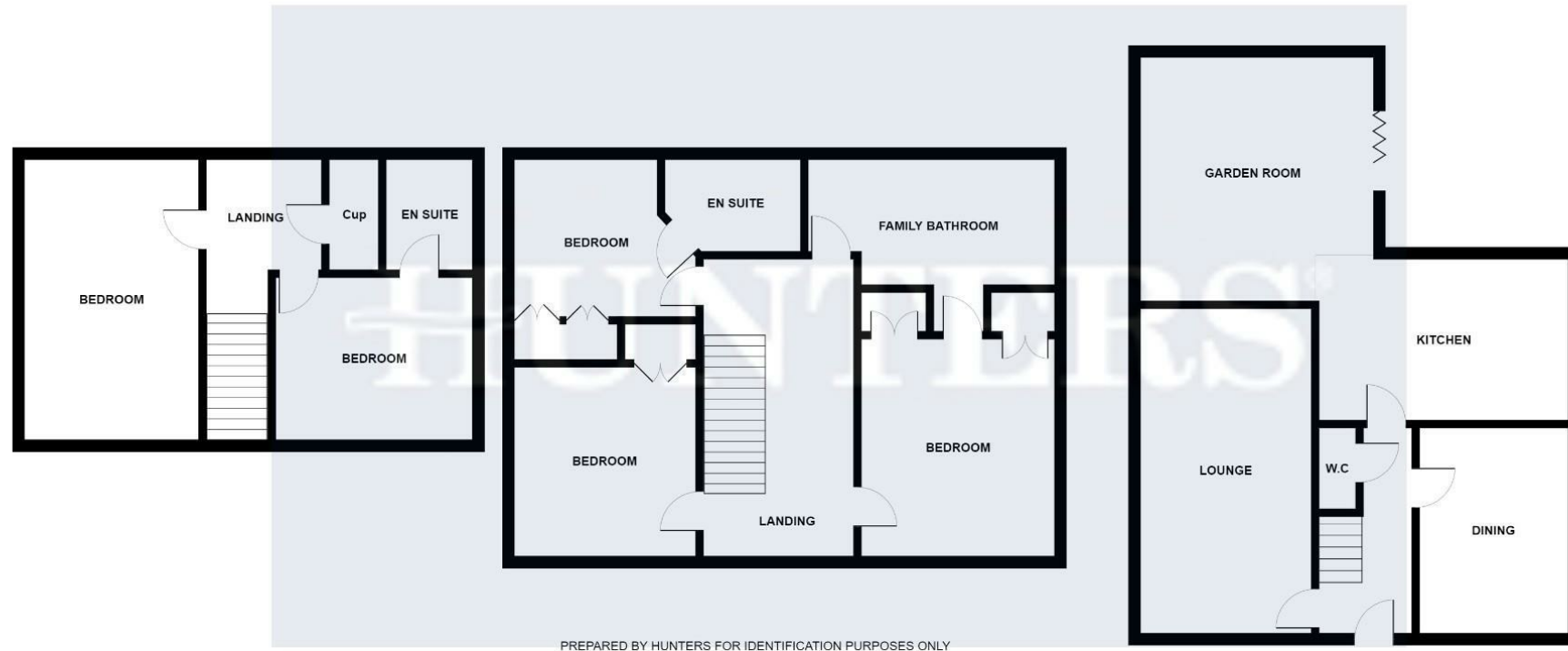
To the front is a low maintenance buffer garden and pathway leading to the entrance door. Wall mounted EV charging point unit to the front The enclosed garden is set to lawn with patio area and space for hot tub. To the rear is an access door leading into the Double Garage. The Double Garage is located in a block to the rear of the property with parking spaces, electric doors, light and power.

### COUNCIL TAX

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

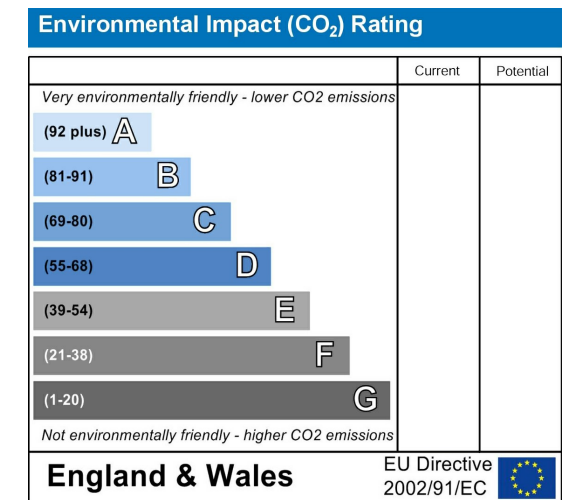
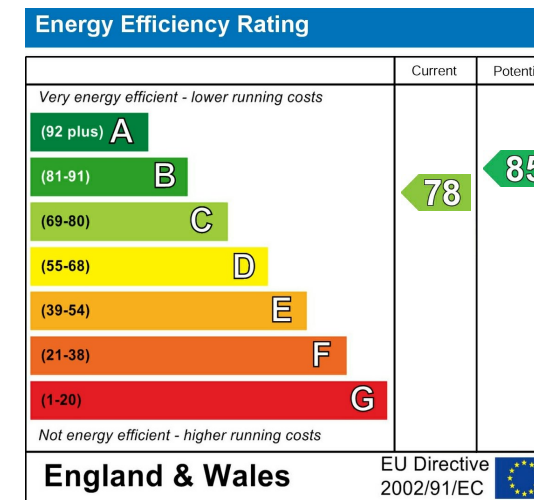
### TENURE - FREEHOLD

Tenure: Freehold  
Council Tax Band: E



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

- DETACHED HOUSE
- FIVE BEDROOMS
- THREE BATHROOMS
- THREE RECEPTIONS
- BREAKFAST KITCHEN
- DOWNSTAIRS W.C.
- DOUBLE GARAGE IN SEPARATE BLOCK TO REAR
- 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.