

HUNTERS[®]

HERE TO GET *you* THERE



Queen Street

Kirton Lindsey, Gainsborough, DN21 4NX

Offers In The Region Of £265,000



Council Tax: C



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

With vertical radiator, useful triple storage cupboard with high level storage cupboards. Door giving access to:

L SHAPED LOUNGE DINER

20'7" x 22'6" to maximum dimensions (6.28 x 6.86 to maximum dimensions)

uPVC double glazed windows to the front and rear elevation, stone built fireplace housing gas fire, three radiators and coving to ceiling. Door giving access to:

BREAKFAST KITCHEN

13'0" x 11'10" to maximum dimensions (3.98 x 3.61 to maximum dimensions)

uPVC double glazed windows to the front and rear elevation and uPVC double glazed entrance door to the rear. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset ceramic sink and drainer with mixer tap, space for range style cooker, provision for dishwasher and automatic washing machine, space for fridge freezer, tiled flooring and fully tiled walls, coving to ceiling, larder storage cupboard.

MASTER BEDROOM

15'3" x 15'0" (4.67 x 4.59)

uPVC double glazed windows to the front and side elevation, two radiators, fitted triple wardrobe, coving to ceiling.

BEDROOM TWO

11'10" x 10'10" (3.63 x 3.32)

uPVC double glazed windows to the rear and side elevation, radiator, range of fitted wardrobes, loft access, coving to ceiling.

BEDROOM THREE

10'4" x 9'6" (3.16 x 2.91)

uPVC double glazed window to the front elevation, radiator, fitted wardrobes, coving to ceiling.

FAMILY BATHROOM

10'5" x 8'7" (3.19 x 2.63)

uPVC double glazed windows to the rear and side elevation, suite comprising w.c., pedestal wash hand basin, corner bath and separate shower cubicle, tiled walls and flooring, vertical radiator, coving to ceiling.

SEPARATE W.C.

5'11" x 4'9" (1.81 x 1.46)

uPVC double glazed window to the rear elevation, w.c., hand basin mounted in vanity base unit, tiled walls and flooring, coving to ceiling.

EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles leading to the brick built tandem Garage with light and power. The enclosed gardens surround the property to the side, front and rear with well maintained lawns and well stocked borders, patio areas and summer house.

COUNCIL TAX

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

Tel: 01427 616118

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



Road Map



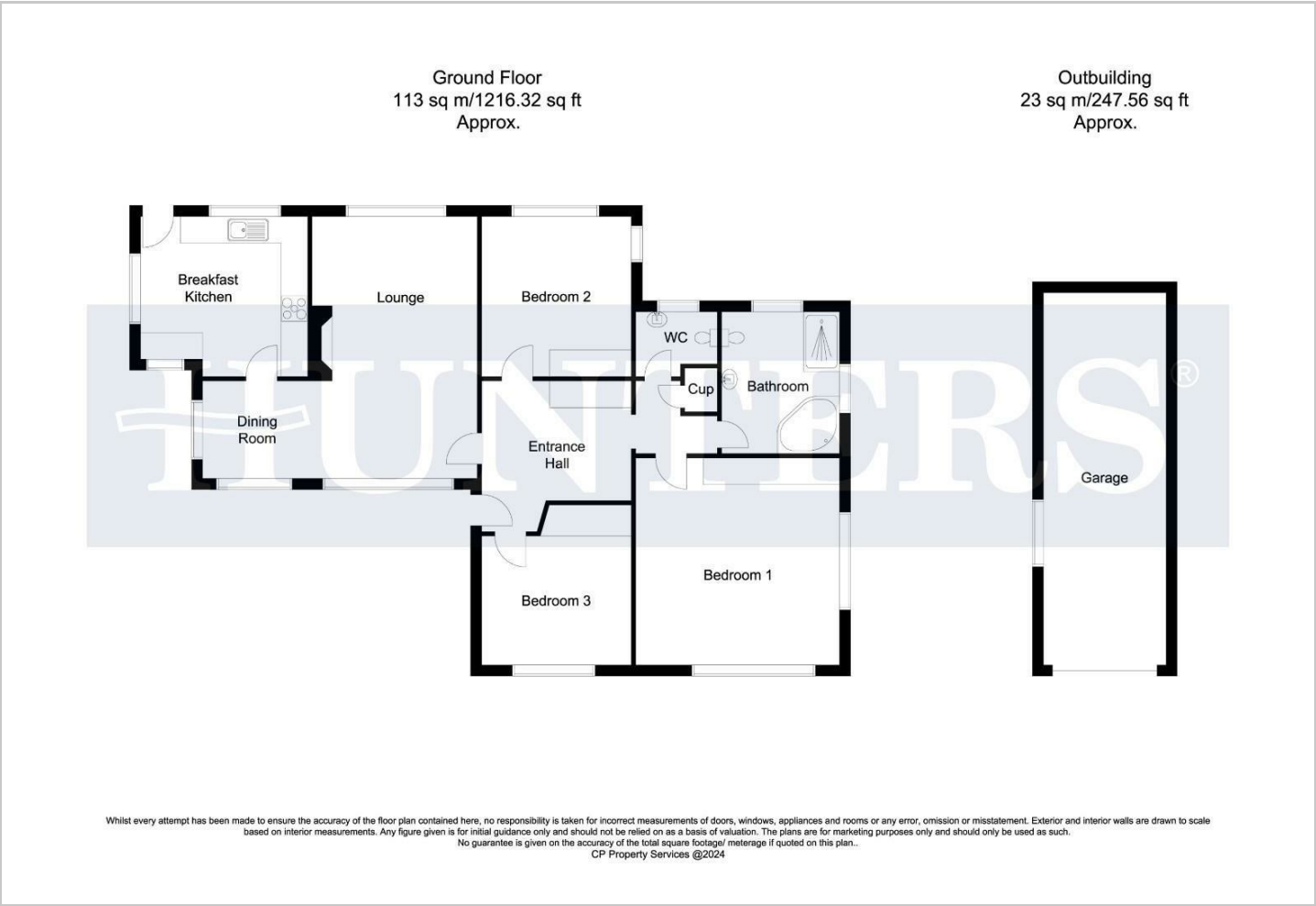
Hybrid Map



Terrain Map



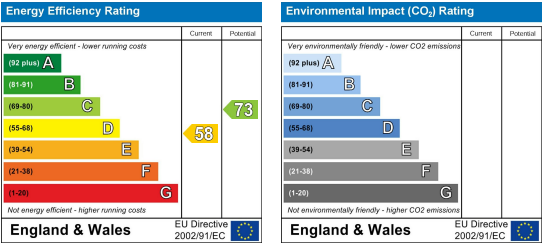
Floor Plan



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.