

HUNTERS[®]

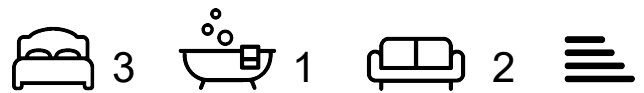
HERE TO GET *you* THERE



Thonock Road

Wharton, Gainsborough, DN21 3NP

£350,000



Council Tax: C



Yew Tree Farmhouse Thonock Road

Wharton, Gainsborough, DN21 3NP

£350,000



ACCOMMODATION

Wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, tiled flooring, radiator, coving to ceiling and door giving access to:

SITTING ROOM

14'11" x 14'3" (4.55 x 4.35)

Wooden double glazed window to the front elevation, radiator and fireplace housing multi purpose stove, wooden flooring and exposed beams to ceiling. Door giving access into open plan Kitchen Diner.

SNUG

14'2" x 12'0" (4.33 x 3.67)

Wooden double glazed window to the front elevation, radiator and wooden beam feature to ceiling, brick fireplace with open fire and double doors giving access to:

OPEN PLAN KITCHEN DINER

34'5" x 15'4" to maximum dimensions (10.50 x 4.68 to maximum dimensions)

Wooden double glazed windows to the side and rear elevations and wooden stable style entrance door, fitted kitchen comprising base, drawer, larder and wall units with complementary work surface, tiled splashbacks, central island, ceramic sink and drainer with mixer tap, space for range style cooker and American style fridge freezer, provision for dishwasher, spotlights to ceiling, two radiators, solid wood flooring.

DOWNSTAIRS WC

6'10" x 2'9" (2.10 x 0.86)

Suite comprising w.c. and basin mounted in corner vanity base unit with tiled splashback, radiator.

FIRST FLOOR LANDING

With wooden double glazed windows to both the front and rear elevation, loft access and doors giving access to:

BEDROOM ONE

14'7" x 11'11" (4.46 x 3.64)

Wooden double glazed windows to the front and rear elevation, two radiators, coving to ceiling and laminate flooring.

BEDROOM TWO

15'0" x 14'9" (4.58 x 4.52)

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

BEDROOM THREE

11'6" x 8'4" (3.52 x 2.56)

Wooden double glazed window to the side elevation, radiator and storage cupboard built into the alcove.

FAMILY BATHROOM

11'6" x 6'6" (3.52 x 1.99)

Wooden double glazed window to the side elevation, suite comprising low level w.c., pedestal wash hand basin and ball and claw roll top bath with mixer shower over, part tiled walls, chrome heated towel rail and useful linen cupboard, radiator.

EXTERNALLY

A gated driveway allows off road parking for multiple vehicles leading to the double Garage with up and

over doors, light and power, attached workshop and former stable (attached to the property) act as a Utility room with provision for automatic washing machine, light and power and uPVC entrance door. The garden extends to the front of the property with a range of mature shrubs, bushes, fruit trees including apple, cherry, pear, plum and gooseberry bushes, lawn area and pond feature.

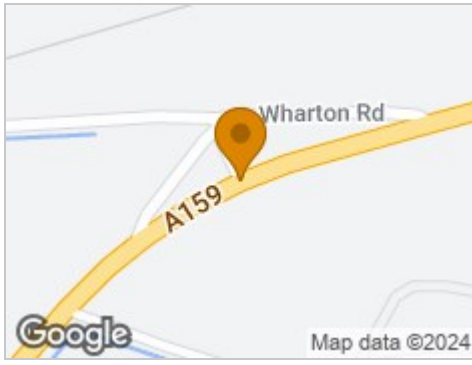
COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



Hybrid Map



Terrain Map



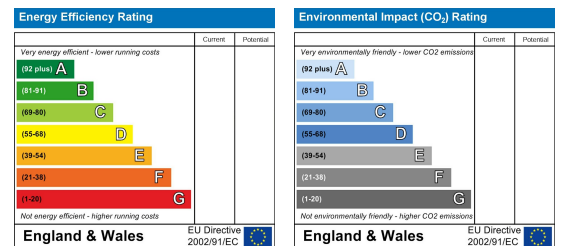
Floor Plan



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.