

HUNTERS[®]

HERE TO GET *you* THERE



Kirton Road

Blyton, Gainsborough, DN21 3LB

Asking Price £300,000



Council Tax: B



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ACCOMMODATION

Entrance door with double glazed windows to either side leading into Porch and further door leading into:

BREAKFAST KITCHEN

20'2" x 12'0" (6.17 x 3.66)

Farm style kitchen with a range of fitted units comprising of base, drawer and wall with complementary work surfaces, Belfast style sink, tiled splash backs, range style cooker, oil fired Rayburn royal, tiled flooring, radiator, two double glazed windows to the front elevation and double glazed window to the side elevation, wood beams to ceiling.

LOUNGE DINER

21'7" x 12'0" (6.58 x 3.66)

Two double glazed windows to the front elevation and two further double glazed windows to the side elevation, brick built fireplace with multi fuel burner, wood beams to ceiling, radiator and stairs to first floor accommodation.

CLOAKROOM

Two piece suite comprising .w.c, wash hand basin and tiled flooring.

FIRST FLOOR LANDING

Radiator and doors giving access to:

BEDROOM ONE

11'10" x 10'11" (3.61 x 3.35)

Double glazed window to the front elevation and radiator.

BEDROOM TWO

15'8" x 10'0" (4.78 x 3.05)

Double glazed window to the side elevation and radiator.

BEDROOM THREE

12'0" x 8'11" (3.68 x 2.74)

Double glazed window to the front elevation and radiator.

BEDROOM FOUR

11'10" x 6'11" (3.61 x 2.13)

Two double glazed windows to the front and side elevations, radiator.

BATHROOM

Suite comprising w.c., pedestal wash hand basin and shower unit, tiled splash backs, heated towel rail and double glazed window to the front elevation.

EXTERNALLY

To the front of the property is gated access to the cobbled driveway allowing off road parking for a number of vehicles. Planted borders and side access to the rear garden. The enclosed rear gardens are mainly laid to lawn with a selection of mature trees, patio area and fenced boundaries.

ATTACHED ANNEX/WORKSHOP

The attached annex/workshop is ideal for someone looking to run a small business or alternatively add additional accommodation to the property subject to obtaining the necessary planning permissions.

COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

We are advised that the attached annex/workshop is business rated with a zero rating for the operation of a business.

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



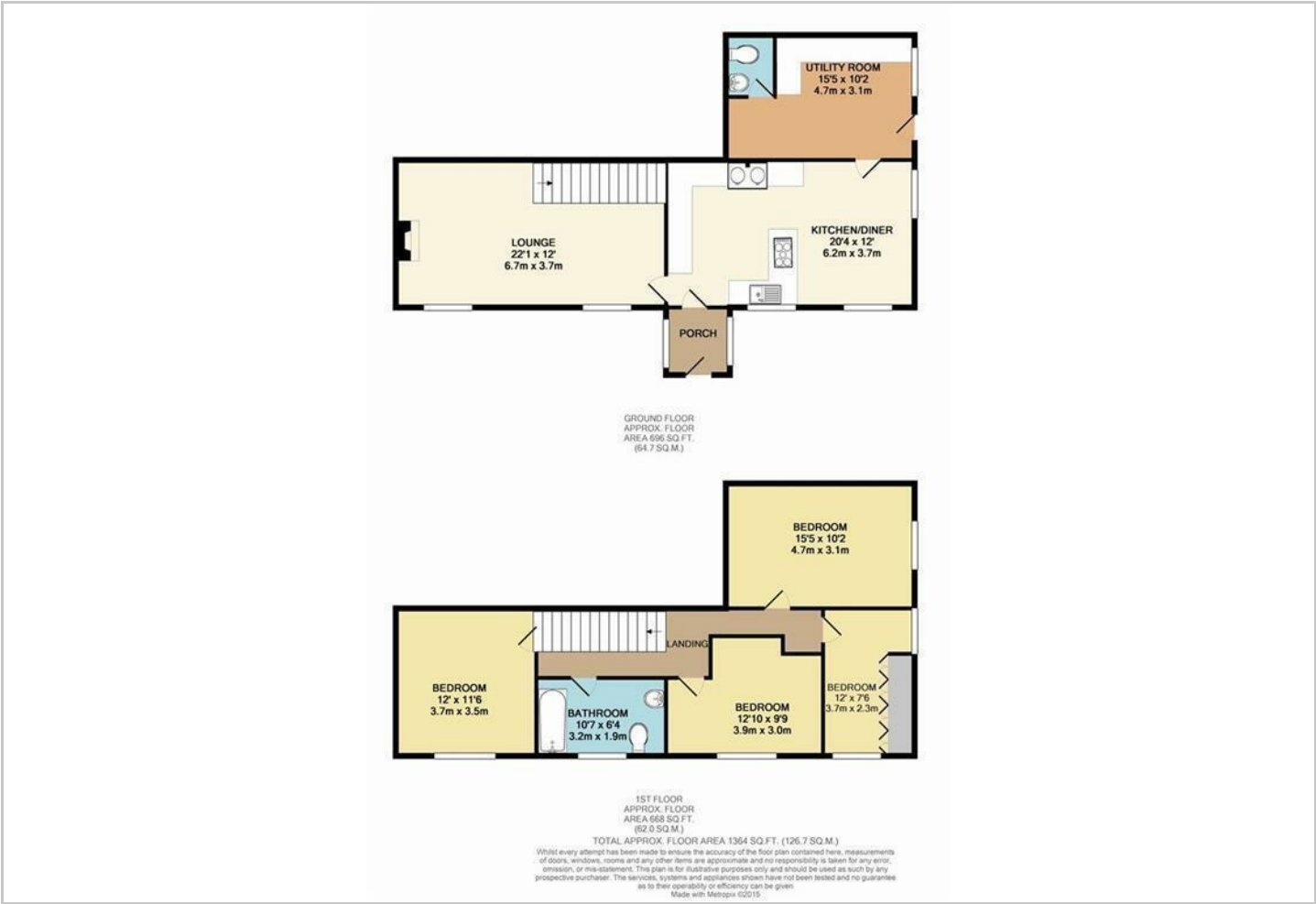
Hybrid Map



Terrain Map



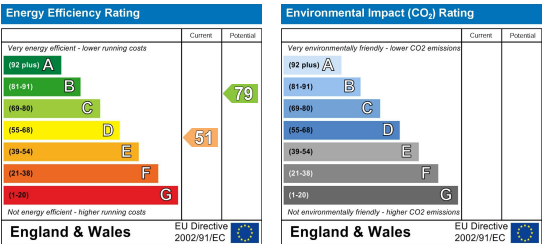
Floor Plan



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.