

HUNTERS®

HERE TO GET *you* THERE



The Maltings

Kirton Lindsey, Gainsborough, DN21 4AZ

Asking Price £215,000



Council Tax: C



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

With radiator and doors giving access to:

W.C.

5'8" x 3'4" (1.74m x 1.03m)

Suite comprising w.c., and pedestal wash hand basin with tiled splashback and radiator.

LOUNGE

14'2" x 12'2" (4.33m x 3.71m)

uPVC double glazed window to the front elevation, radiator and opening leading into:

L SHAPED KITCHEN DINER

17'10" x 15'10" to maximum dimensions (5.46m x 4.84m to maximum dimensions)

uPVC double glazed window to the rear and side elevations and uPVC double glazed French doors giving access out to the enclosed rear garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, stainless steel splashbacks, sink and drainer with mixer tap, integrated dishwasher, provision for automatic washing machine, space for fridge freezer, integrated electric oven with four ring gas hob and extractor over, spotlights to ceiling and kickboard lighting. Stairs rising to first floor accommodation with storage under and radiator.

FIRST FLOOR LANDING

Loft access, airing cupboard housing the gas fired central heating boiler and doors in turn giving access to:

MASTER BEDROOM

12'7" x 10'4" to its maximum dimensions (3.84m x 3.17m to its maximum dimensions)

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

EN SUITE SHOWER ROOM

6'6" x 5'5" (2.00m x 1.67m)

uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin with splashback, shower cubicle with splashback and mixer shower, heated towel rail and spotlights to ceiling.

FAMILY BATHROOM

8'11" x 5'9" (2.74m x 1.76m)

uPVC double glazed window to the side elevation and suite comprising w.c., pedestal wash hand basin with splashback, panel sided bath with mixer shower over and tiled splashback, heated towel rail and spotlights to ceiling.

BEDROOM THREE

8'11" x 6'9" (2.74m x 2.06m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

10'1" x 8'6" (3.09m x 2.61m)

uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is a low maintenance garden with pathway leading to the front entrance door and driveway allowing off road parking for multiple

vehicles, the enclosed rear garden is set to lawn with slabbed patio area.

COUNCIL TAX

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

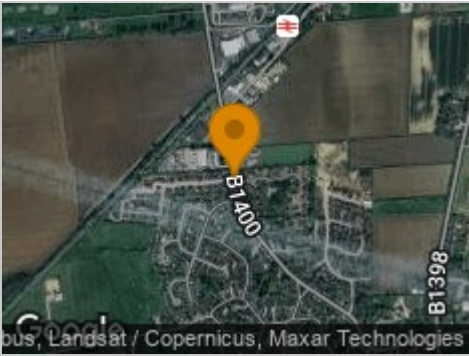
TENURE - Freehold



Road Map



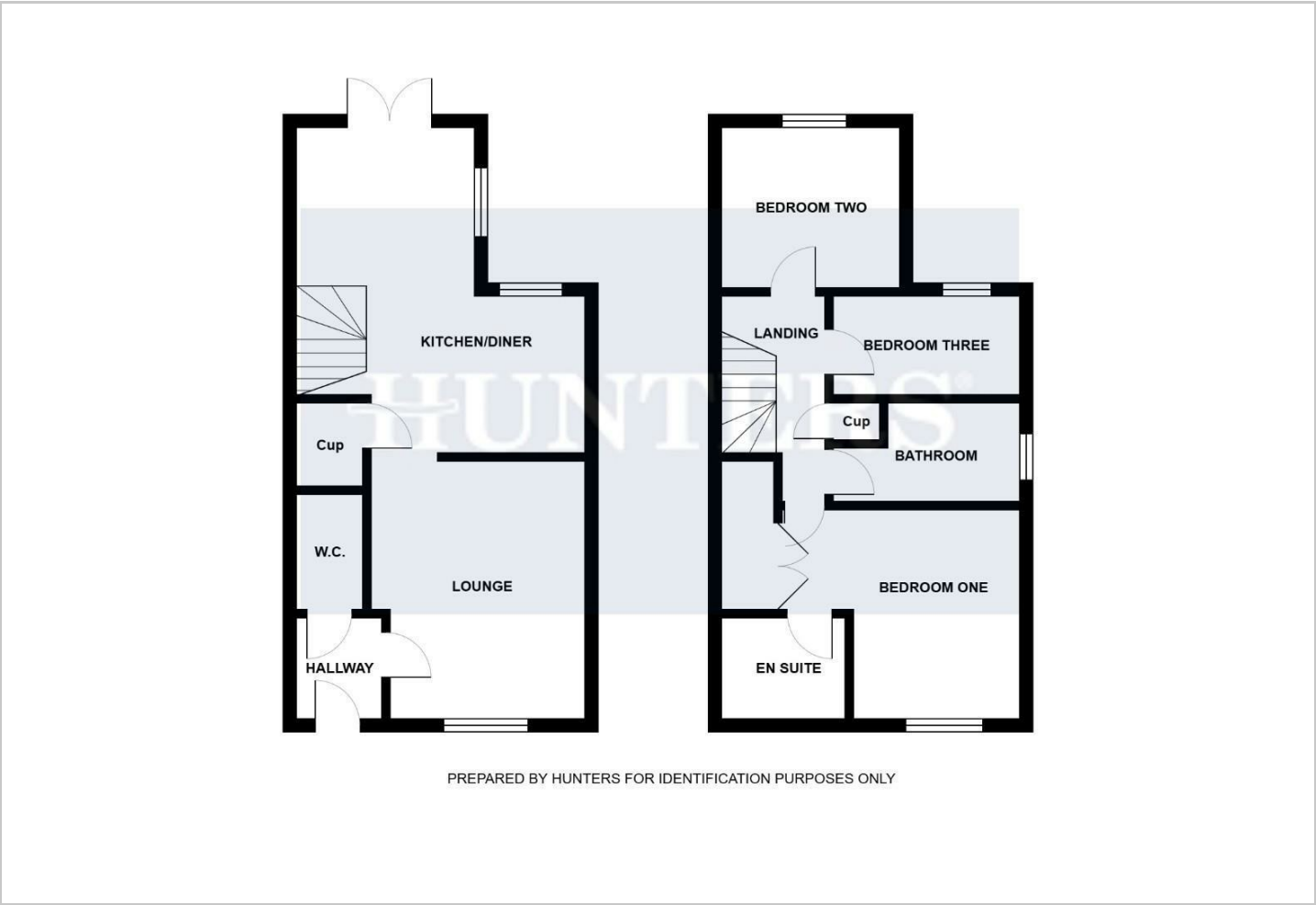
Hybrid Map



Terrain Map



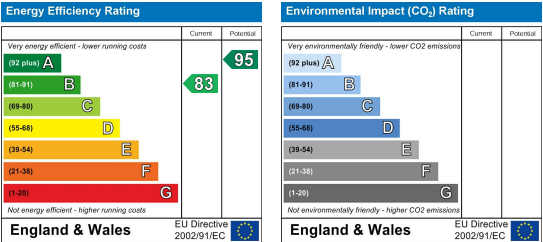
Floor Plan



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.