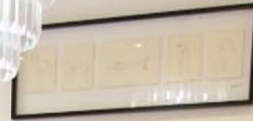




South Cliff Road, Gainsborough DN21 4NR

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EXCLUSIVE



South Cliff Road, Gainsborough DN21 4NR

A versatile Georgian property located in the market town of Kirton Lindsey which is well served with local amenities including various retail outlets, schools and leisure facilities. The road network gives access to surrounding market towns including Scunthorpe and Gainsborough along with the cathedral city of Lincoln. VIEWING IS HIGHLY RECOMMENDED to appreciate the accommodation on offer.

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





FRONT ENTRANCE PORCH

Multi paned double entrance door with matching multi paned floor to ceiling side windows, marble tiled floor, double multi paned inner doors leading into:

RECEPTION HALLWAY

9'10" x 9'1"

Feature period style panelling to the ceiling with matching range of period wall panelling and leading through to:

DOWNSTAIRS CLOAKROOM

5'10" x 5'4"

White suite comprising pedestal wash hand basin and low flush w.c. ceramic tiled flooring, recessed ceiling lights and window.

LIVING ROOM

39'0" x 18'11"

Bay window and French doors, deep dado railing and matching cornice to the ceiling, feature light centre piece, period recess display to the side of the chimney breast, feature fireplace with inset cream fire on a ceramic tiled hearth and marble fire surround. Door opening to the Reception Hallway.

INNER HALLWAY

Staircase with spelled ballustrading and detailed newel posts to the first floor with half landing, dado railing, rear multi paned entrance door leads out to the patio/sitting area, low level storage cupboard, oak style flooring leading through to:

DINING ROOM/SNUG

14'11" x 12'10"

With period features, oak strip flooring, glazed door with side lights leading through to:

GARDEN ROOM

31'9" x 14'9"

Light oak style laminate flooring, with seven multi paned double French doors opening to the garden, decorative part timber panelling to the ceiling with inset spotlights.

ORANGERY/FAMILY ROOM

With feature double glazed lantern roof, double glazed three panel doors opening to the veranda to the rear, wood and tiled flooring, doors opening to the office, side porch and family kitchen.

DINING KITCHEN

26'0" x 17'0"

Fitted with a range of wall and base units by Clive Christian with cream door fronts and granite work surfaces, twin Belfast white porcelain sink unit with mixer tap, multi paned display cabinets, chimney breast with fitted Aga gas cooker range with period style surround and matching units, built in Miele double oven, connecting door to the rear hallway, marble tiled flooring, detailed cornicing to ceiling, inset ceiling spotlights. To the Dining Area are double glazed folding French doors leading out to the garden and patio area.

REAR ENTRANCE HALL

12'7" x 4'9"

With bow window and glazed door leading out to the Courtyard area currently used as additional driveway with wrought iron gates.

OFFICE/STUDY

13'3" x 18'7"

With circular staircase leading to the first floor Games/Entertainment room, inset ceiling spotlights, multi paned entrance door with adjoining side lights from the Courtyard.

INNER HALLWAY LEADING TO:



BOILER/PLANT ROOM

With two Worcester independent combination gas fired central heating boilers, fitted cupboard and central heating/hot water programmer.

ADDITIONAL CLOAKROOM

Fitted with a traditional high flush w.c. and wash hand basin on a chrome stand, half height panelling to walls and above tiling, cornicing to the ceiling.

UTILITY ROOM

15'1" x 10'0"

Fitted with a range of wall and base units with white period style door fronts, black complementary work surface, Belfast sink unit with chrome mixer tap, pine panelling to the walls, ceramic tiled flooring, space for fridge/freezer, fitted cupboard with consumer unit, fluorescent strip lighting and personal door leading into the former garage which is now utilised as a store room.

FIRST FLOOR LANDING

With period domed light centre piece recess, cornice to ceiling, period broad arch with fluted columns, sliding sash bay window on the half landing, loft hatch, inset ceiling spotlights. Doors in turn giving access to:

MASTER BEDROOM SUITE

14'11" x 13'1", 32'9"

South facing window with traditional lined reveal panelling, fitted cream wardrobe by Clive Christian with matching bedside cabinets and four tier chest of drawers, arched recess with door leading into:

DRESSING ROOM

7'8" x 8'0"

Window to the front elevation, range of fitted wardrobes in cream, fitted dressing table, two tier chest of drawers with mirror behind. Matching period style surround leading through to:



EN SUITE BATHROOM

8'9" x 9'10"

With Jacob Delafor suite in white comprising low level flush w.c., circular wash hand basin on vanity unit with chrome finish mixer tap, bath with tiled surround and chrome fittings and mixer tap, walk in shower cubicle in white with glazed door and matching screen, inset TV, heated towel rail/radiator in chrome, inset ceiling spotlights and ceramic tiled flooring.

BEDROOM TWO

12'2" x 18'6" including door recess

Loft access, cornicing to ceiling, twin vertical sliding sash windows, range of fitted wardrobes. Door leading to:

WALK THROUGH DRESSING ROOM

6'3" x 5'0"

With hanging rails and range of two chest of drawers, inset spotlights and door leading into:

EN SUITE SHOWER ROOM

12'2" x 9'3"

White suite comprising low flush w.c., wash hand basin with chrome mixer tap and chrome rail beneath, fitted vanity furniture including dressing table top with mirror behind, pelmet lighting, range of cupboards and shelving, large walk in fully tiled shower cubicle with glazed side screen, inset ceiling spotlights, ceramic tiled floor, vertical sliding sash windows to the front and side elevations.

BEDROOM THREE

13'1", 17'3"10" x 13'0"

With sliding sash multi paned window, cornicing to the ceiling, range of fitted wardrobes with hanging space and storage cupboards above, matching dressing table top with mirror behind and two single wall light points.



BEDROOM FOUR

535m x 430m

With bay window, cornicing to ceiling, period archway and built in double wardrobe.

BEDROOM FIVE

9'2" x 9'8"

Window to the front elevation with timber lined reveals and cornicing to the ceiling.

INNER LANDING

With a range of fitted cupboards incorporating airing cupboard with hot water cylinder, coving to ceiling, dado railing.

FAMILY BATHROOM

11'10" x 7'2"

White suite comprising low flush w.c., wash hand basin with chrome mixer tap and chrome rail surround, fully tiled surround to the bath with mixer tap, walk in circular shower cubicle with mosaic tiling, inset recess chrome fittings and shower head, inset ceiling spotlights and extractor, cornicing to the ceiling, vertical sash multi paned window and tiled flooring.

BAR AND ENTERTAINMENT ROOM

16'9" x 12'4"

With beams to the ceiling and panelled walls, rear vertical sash windows and to the front multi paned window, fitted bar with glass shelving behind, mirror backing with a range of cupboards, inset ceiling spotlights above the bar, four single wall light points and archway leading to:



SNOOKER ROOM/GAMES ROOM

18'8" x 27'2"

Beams to the ceiling, three front vertical sliding sash windows, half height oak panelling with two walls fully panelled, fitted worktop/desk with cupboard under, circular staircase leading to the ground floor.

STORE ROOM

16'7" x 22'11"

STORE ROOM/GREENHOUSE

13'1", 183'8" x 8'9"

EXTERNALLY

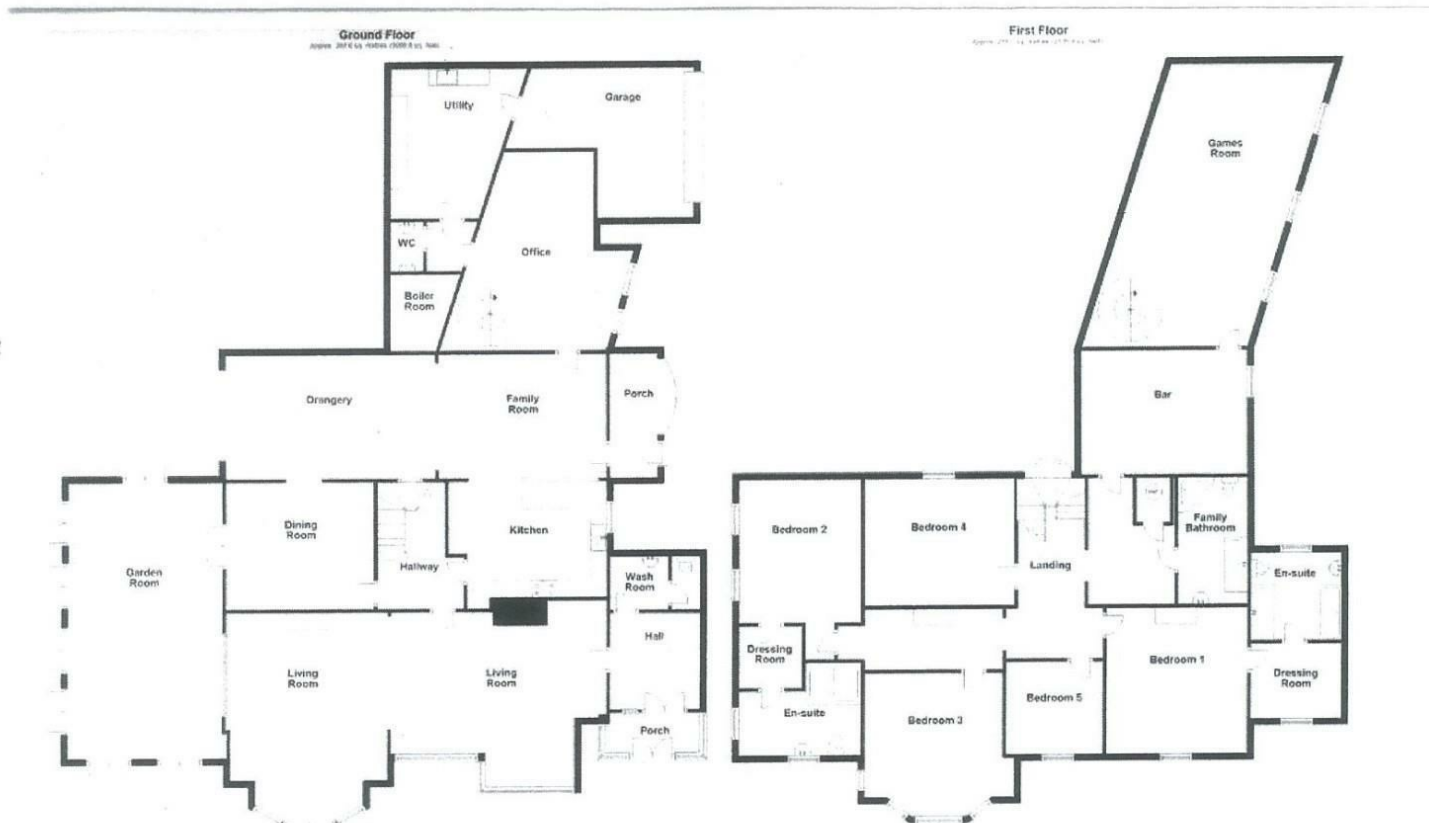
Wrought iron gates give access from Queen Street to the enclosed rear courtyard and access to the former Garage. An additional access is provided from Southcliff Road with electrically operated wrought iron gates with telephone entry system leading to the driveway. A raised patio area can be accessed via the main properties principal rooms and via the gardens. The rear garden also has a timber garden shed/store and is laid to lawn with established trees and shrubs, ornamental raised fish pond with timber summer house.

COUNCIL TAX

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

TENURE - FREEHOLD

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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -
 01427 616118 <https://www.hunters.com>

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