

HUNTERS®

HERE TO GET *you* THERE



High Street

Blyton, DN21 3JX

Asking Price £285,000



Council Tax: D



63B High Street

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ACCOMMODATION

Composite double glazed Entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to first floor, radiator, laminate flooring. Doors giving access to:

DINING ROOM

14'8" x 10'7" (4.48 x 3.23)

uPVC double glazed window to the front elevation with radiator below, laminate flooring, dado rail.

LOUNGE

14'8" x 14'5" (4.48 x 4.39)

uPVC double glazed bay window to the front elevation with radiator below, brick built fireplace with stone hearth and multi fuel burner.

KITCHEN DINER

21'1" x 10'10" (6.42 x 3.30)

Two uPVC double glazed windows and French doors to the rear elevation looking out to the garden and fields beyond, fitted kitchen comprising base, drawer and wall units with complementary work surfaces and tiled splash backs, inset sink and drainer with mixer tap, integrated double oven, four ring electric hob and extractor over, integrated dishwasher, space for fridge freezer, inset spotlights to the ceiling. Doorway leading to:

UTILITY ROOM

10'8" x 7'2" with recess (3.25 x 2.18 with recess)

Provision for automatic washing machine and space for dryer. Composite Entrance door with double glazed side window leading out to the garden with field views beyond, fitted base, wall and larder units

with complementary work surfaces, inset stainless steel sink and drainer, tiled splash backs, radiator.

DOWNSTAIRS SHOWER ROOM

7'11" x 2'11" (2.41 x 0.89)

Three piece suite comprising w.c., pedestal wash hand basin, shower cubicle, tiling to the walls, heated towel rail.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, radiator. Doors giving access to:

MASTER BEDROOM

14'9" x 14'5" (4.49 x 4.40)

uPVC double glazed window to the front elevation with radiator below, range of fitted furniture including wardrobes, overhead storage, bedside drawer units and matching dressing table.

BEDROOM

11'10" x 10'10" (3.61 x 3.30)

uPVC double glazed window to the rear elevation overlooking the garden and fields beyond, radiator, uPVC double glazed door to the side elevation, access to loft space.

BEDROOM

12'11" x 10'7" (3.94 x 3.23)

uPVC double glazed window to the rear elevation with field views and radiator.

BEDROOM

12'5" x 10'6" (3.78 x 3.20)

uPVC double glazed window to the front elevation with radiator below.

BATHROOM

8'8" x 7'4" (2.64 x 2.24)

uPVC double glazed window to the rear elevation, four piece suite comprising w.c., hand basin in base unit, corner bath and separate shower with tiling to the walls and inset spots. Chrome spiral heated towel rail and door giving access to linen cupboard.

EXTERNALLY

To the front there is a block paved L-shaped driveway allowing off-road parking for multiple vehicles with a raised gravel low maintenance area to the front and attached single double length garage. Externally to the rear is an enclosed garden mainly set to lawn with field views.

POTENTIAL BUYER INFORMATION

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

COUNCIL TAX

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

TENURE - Freehold



Road Map



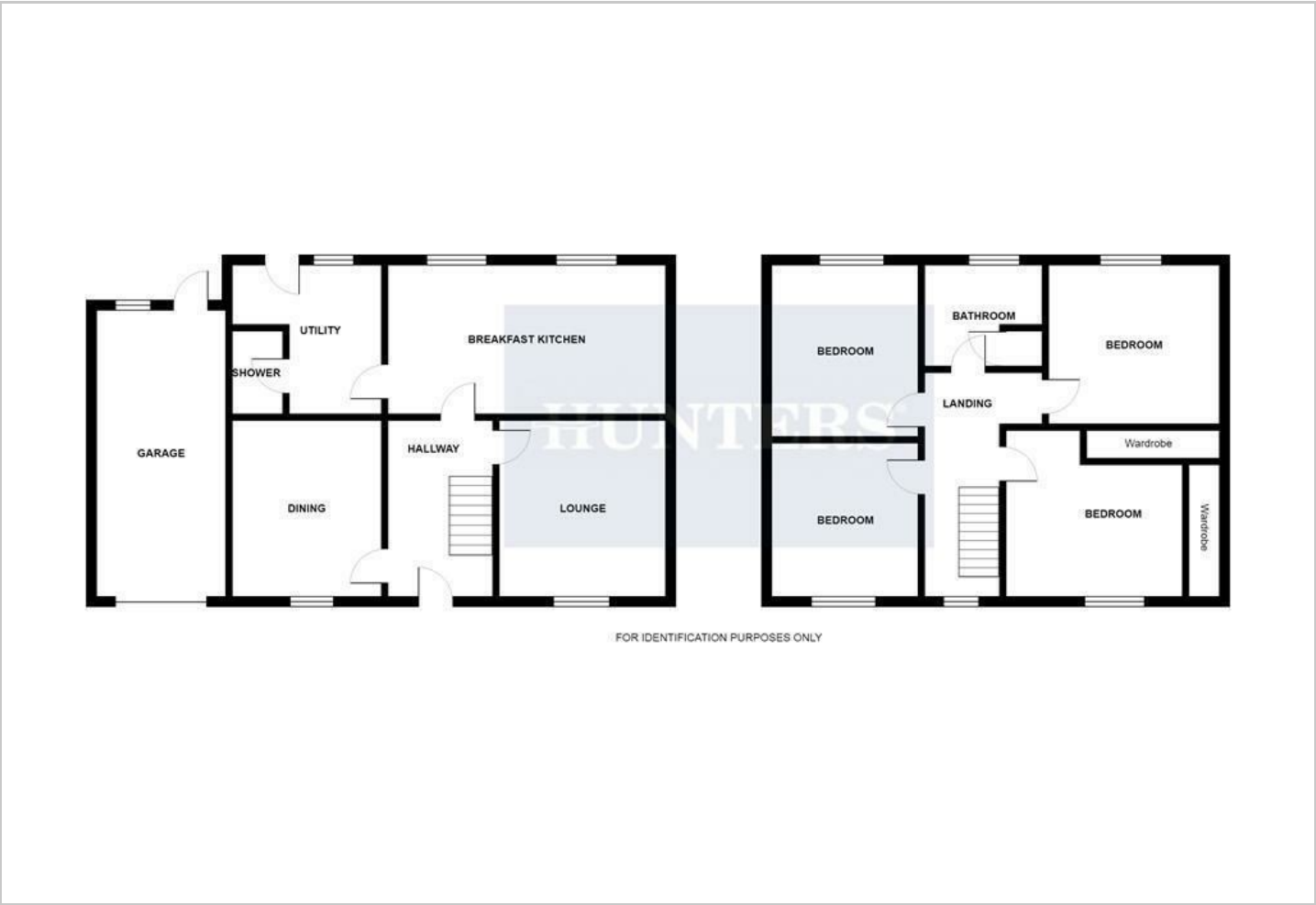
Hybrid Map



Terrain Map



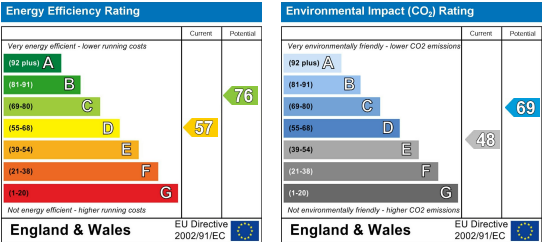
Floor Plan



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.