



**High Street, Snitterby, Gainsborough DN21
4TP**
Asking Price £575,000

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Nestled in the sought after village of Snitterby we offer a well presented detached dorma style property set within approximately 1.3 of an acre of secluded gardens (subject to measurement) which has undergone a scheme of renovation by the current owners whilst still offering the future purchaser the opportunity for further development. The versatile accommodation could appeal to multi-generational living or those seeking a rural lifestyle. Road links providing access to the surround market towns and the cathedral city of Lincoln. **VIEWING IS HIGHLY RECOMMENDED** to appreciate the setting and accommodation on offer.





ACCOMMODATION

Composite double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, wooden flooring, inset spotlights to ceiling and doors in turn giving access to:

L SHAPED LOUNGE KITCHEN & DINING AREA

27'1" x 30'2" to its maximum dimensions

uPVC double glazed window to the front elevation with uPVC double glazed French doors to the side elevation, a further three uPVC double glazed windows looking out to the rear elevation with a variety of bushes, shrubs and trees to the rear and both sides of the property. The kitchen comprises base, drawer, wall and display units with breakfast bar, flooring continued from the Lounge area, further inset spotlights, integrated double oven, five ring gas hob with extractor over, inset sink, integrated dishwasher and space for American style fridge freezer, three radiators and a multi fuel stove burner to the lounge area. Opening giving access to:

UTILITY AREA

With provision for automatic washing machine and space for dyer, storage cupboard to the side and uPVC double glazed entrance door to the side elevation, tiled flooring and further door giving access to:

SHOWER ROOM

8'1" x 6'10"

uPVC double glazed window to the side elevation and suite comprising w.c, hand basin mounted in vanity unit with tiled splashback, shower cubicle, tiled flooring, chrome heated towel rail and spotlights to ceiling.



SECOND SHOWER ROOM

5'10" x 5'1"

Comprising w.c., hand basin mounted in vanity unit, shower cubicle, part tiled walls, tiled flooring, spotlights to ceiling and chrome heated towel rail.

BEDROOM

13'0" x 12'0" to its maximum dimensions

uPVC double glazed window to the side elevation, radiator, wooden flooring and range of fitted wardrobes.

BEDROOM

11'1" x 7'5"

uPVC double glazed window to the front elevation, radiator and wooden flooring.

BEDROOM

11'1" x 7'4"

Currently used as a Study.

uPVC double glazed windows to both the front and side elevations, wooden flooring, radiator and spotlights to ceiling.

FIRST FLOOR LANDING AREA

BEDROOM

18'1" x 15'1" to its maximum dimensions

Glazed window to the front elevation, radiator and access to eaves storage area.

BEDROOM

16'0" x 12'0" to maximum dimensions

Velux window and range of fitted wardrobes.



EXTERNALLY

Arriving at the property via the High Street you enter via a private driveway with off road parking for multiple vehicles. The driveway leads to two garages and mature gardens that wrap around the home with mature shrubs and pond on the edge of a small woodland area. The rear gardens are mainly laid to lawn and surrounded by a variety of established trees and bushes providing a secluded garden for multiple uses.

TENURE - Freehold

COUNCIL TAX

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

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

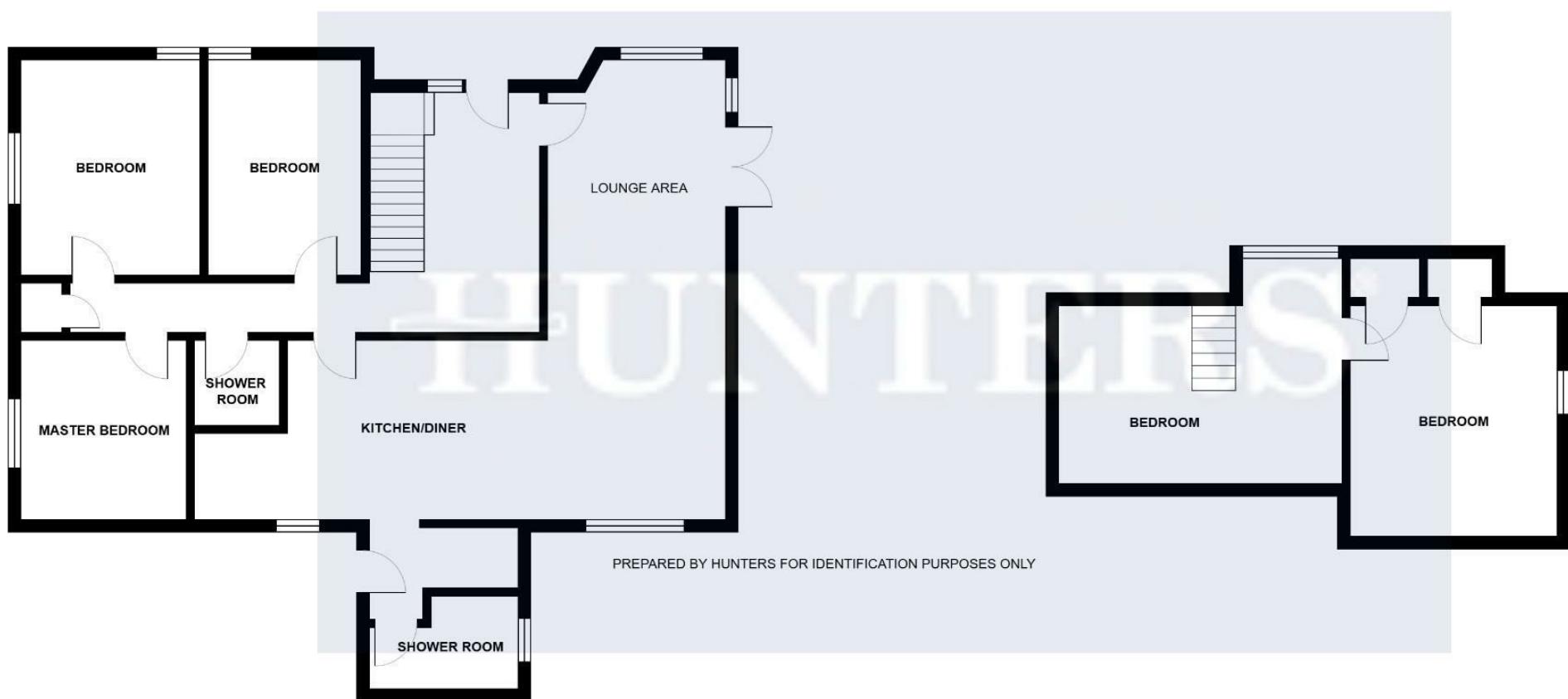


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01427 616118 | Website: www.hunters.com

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