



24 Dunstan Hill
Kirton Lindsey, Gainsborough. DN21 4DJ

BELL

NO ONWARD CHAIN!

This is a two bedroom semi-detached house, pleasantly located in the small north cliff town of Kirton Lindsey in need of a significant scheme of refurbishment, Accommodation comprises; breakfast dining kitchen, living room, two bedrooms, shower room. There is an area of off street parking to the side and paved area to the rear.



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ACCOMMOATION

Breakfast Dining Kitchen having an easterly outlook over the driveway and view to the south of the small paved patio area to the rear; fitted kitchen base, drawer and wall units; work surface areas, single drainer one and a half bowl sink unit with room for kitchen appliance. The work surface extends across the wall and out to form a small peninsula divide. Space for a cooker to be inset. Ideal Eco wall mounted gas fired central heating boiler and radiator. Staircase up to first floor with cottage style braced door and built in under stairs storage cupboard. Panelled doors through to living room and to Pantry with shelving.

Living Room having a northerly outlook over Dunstan Hill; fireplace having fitted gas fire with attractive surround, picture rail and radiator.

First Floor

Landing with access to roof space.

Bedroom 1 with a northerly view down over Dunstan Hill; period cast iron moulded fireplace with integral great (closed), picture rail and radiator.

Shower Room having shower cubicle with mermaid board style splash back to walls and appropriate shower fitting, low-level WC, pedestal wash hand basin, built-in linen cupboard to one corner, and radiator.

Bedroom 2 with a very pleasant easterly outlook across neighbouring homes and up Dunstan Hill; and radiator.

OUTSIDE

The property is approached from the road across a concrete driveway which provides more than ample parking for family and visitors. To the rear of the house there is a small area of paved concrete patio area to enjoy.



North Lincolnshire District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office
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