

# HUNTERS<sup>®</sup>

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## Orchard Close

Kirton Lindsey, Gainsborough, DN21 4TL

Offers In The Region Of £300,000



Council Tax: D



# 1 Orchard Close

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## ACCOMMODATION

uPVC double glazed entrance door leading into:

### SIDE ENTRANCE HALLWAY

With tiled effect flooring, coving to ceiling and doors leading through to the Utility Room and Kitchen Diner.

### KITCHEN DINER

11'11" x 12'0" (3.64m x 3.67m )  
uPVC double glazed windows to the front and side elevation, fitted kitchen comprising matching shaker style wall, base and drawer units with complementary roll edged work surface, tiled splashbacks, stainless steel one and a half bowl sink unit with drainer to the side and mixer tap over, integrated four ring gas hob with integrated double oven under and extractor fan over, tiled effect flooring, coving to ceiling, inset spotlights.

### UTILITY ROOM

6'11" x 3'6" (2.13m x 1.07m)  
uPVC double glazed window to the side elevation, roll edge work surface with shelving over, space and plumbing for automatic washing machine, space for dryer, wall mounted gas fired central heating boiler, tiled flooring.

### BEDROOM ONE

12'0" x 12'0" (3.67m x 3.67m )  
uPVC double glazed bow window to the front elevation, range of fitted bedroom furniture, coving to ceiling and door leading into:

### EN SUITE

8'7" x 3'10" (2.64m x 1.18m )  
uPVC obscure double glazed window to the side

elevation, three piece white suite comprising low flush w.c., pedestal wash hand basin and shower cubicle, part tiled walls.

### BATHROOM

8'7" x 7'10" (2.64m x 2.41m )  
uPVC obscure double glazed window to the side elevation, three piece suite comprising low flush w.c., pedestal wash hand basin, panel sided bath, tiled flooring, part tiling to walls, coving to ceiling, extractor and airing cupboard with shelving.

### BEDROOM TWO

11'11" x 10'4" (3.64m x 3.17m )  
Coving to ceiling, t.v. point, uPVC double glazed window to the rear elevation.

### BEDROOM THREE

8'7" x 8'7" (2.64m x 2.62m )  
uPVC double glazed window to the side elevation, coving to ceiling.

### CONSERVATORY

11'5" x 11'1" (3.5m x 3.4m )  
Low level brick wall with uPVC double glazed windows above and French doors to the side, hipped and pitched glazed roof with ceiling light and fan, tiled effect flooring, electric radiator.

### LOUNGE

12'0" x 14'11" (3.66m x 4.56m )  
uPVC double glazed window to the side elevation and uPVC double glazed patio doors opening to the Conservatory, feature live flame coal effect gas fire with marble backing, hearth and wooden surround with mantle over, coving to ceiling, t.v. point.

## EXTERNALLY

The garden to the front is mainly laid to lawn with block paved driveway leading to the single Garage. The rear garden is also laid to lawn with slabbed patio area and raised beds.

## COUNCIL TAX

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

## TENURE - Freehold

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'

## AGENTS NOTE

The vendor advises there is a strip of land to the rear of the garden which is on a separate title.



## Road Map



## Hybrid Map



## Terrain Map



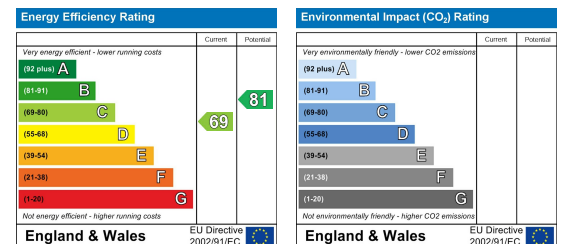
## Floor Plan



## 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.