

# HUNTERS®

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## High Street

Blyton, DN21 3JX

Offers In The Region Of £325,000



Council Tax: C

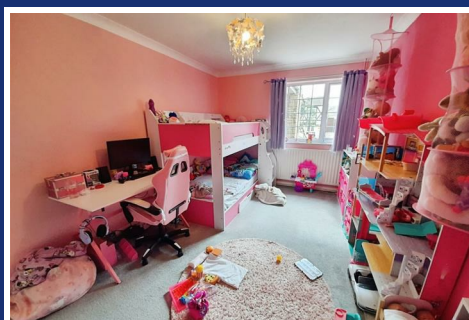




# 53 High Street

Blyton, DN21 3JX

## Offers In The Region Of £325,000



### ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

### ENTRANCE HALLWAY

Laminate flooring, coving to ceiling, radiator and door giving access into:

### L SHAPED LOUNGE DINER

20'3" x 17'11" to its maximum dimensions (6.18m x 5.47m to its maximum dimensions)  
uPVC double glazed windows to both the front and side elevations, two radiators, laminate flooring, coving to ceiling, fireplace housing enclosed fronted stove.

### KITCHEN

12'9" x 10'4" (3.91m x 3.17m )  
uPVC double glazed window and entrance door to the side elevation, fitted kitchen comprising, base, drawer and wall units with integrated double oven, four ring electric hob with extractor over, inset sink and drainer with mixer tap, provision for automatic washing machine and space for dishwasher or dryer, spacer for fridge freezer, tiled flooring and coving to ceiling.

### BATHROOM

6'10" x 6'4" (2.09m x 1.94m )  
uPVC double glazed window to the side elevation, suite comprising hand basin mounted in vanity unit, panel sided bath and separate shower cubicle, part tiled walls, tiled flooring, coving to ceiling and chrome heated towel rail.

### BEDROOM

16'10" x 9'10" to its maximum dimensions (5.14m x 3.00m to its maximum dimensions)  
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

### BEDROOM

13'5" x 10'10" with recess into doorway (4.10m x 3.32m with recess into doorway )  
uPVC double glazed window to the rear elevation, radiator, laminate flooring and coving to ceiling.

### BEDROOM

13'4" x 9'11" (4.07m x 3.04m )  
uPVC double glazed window to the rear elevation, radiator, laminate flooring and coving to ceiling.

### W.C.

6'11" x 2'8" (2.12m x 0.82m)  
uPVC double glazed window to the side elevation, w.c., part tiled walls, radiator and laminate flooring.

### BEDROOM

9'11" x 7'4" (3.04m x 2.25m )  
uPVC double glazed window to the side elevation, laminate flooring, radiator and coving to ceiling.

### EXTERNALLY

To the front is a block paved driveway allowing off road parking for multiple vehicles leading to the attached garage with light, power and electric roller door. The stepped front garden is mainly laid to lawn with wall to the front and pathway leading to the side entrance gate. Block paved pathway leads to the side garden which is mainly set to lawn with further gated area to the enclosed rear garden also mainly set to lawn. The property has planted borders and a number of fruiting trees.

TENURE - Freehold

### COUNCIL TAX

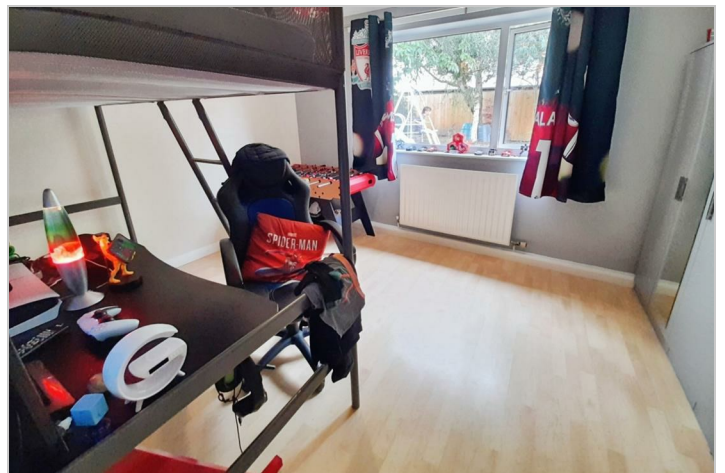
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

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 property has solar panels which are owned by the vendor.

The property was treated for Japanese Knotweed in June 2019 for which a 5 year warranty was provided.



Road Map



Hybrid Map



Terrain Map



Floor Plan

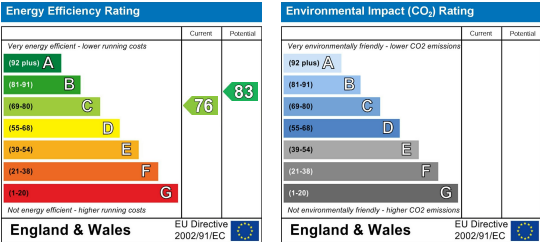


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.