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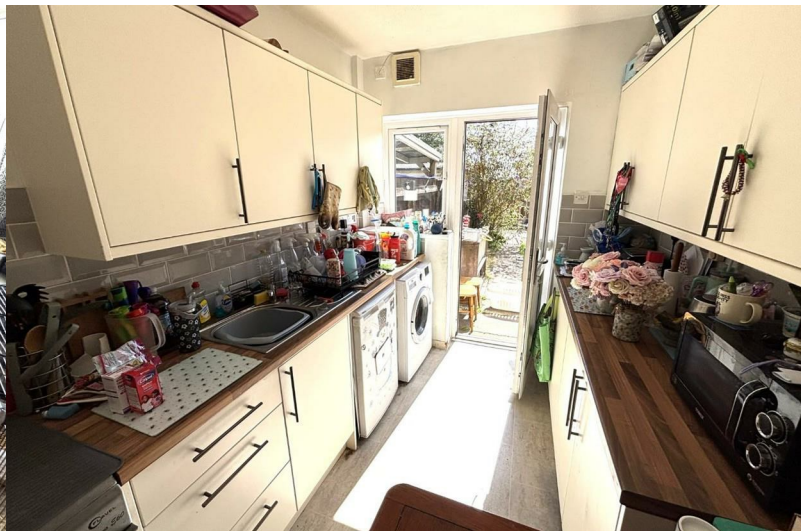
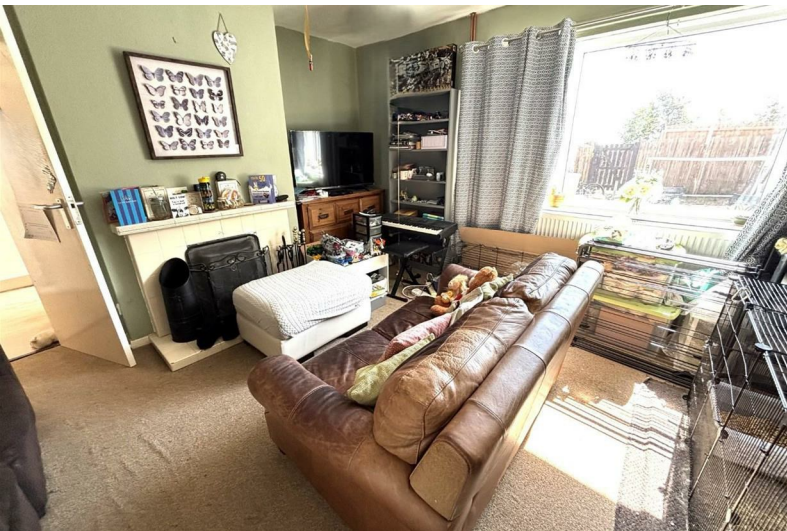
Bircham Crescent

Kirton Lindsey, Gainsborough, DN21 4PT

£115,000



Council Tax: A



41 Bircham Crescent

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ACCOMMODATION

Wooden glazed entrance door leading into:

ENTRANCE HALLWAY

With stairs rising to first floor accommodation, uPVC double glazed window, radiator and doors giving access into:

W.C.

4'9" x 3'10" (1.47m x 1.19m)

uPVC double glazed window to the front elevation, low level w.c., hand basin and radiator.

LOUNGE

17'8" x 14'6" to its maximum dimensions (5.39m x 4.42m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, tiled fireplace and hearth with open fire and door giving access into:

KITCHEN

13'2" x 7'4" (4.02m x 2.24m)

uPVC double glazed entrance door and window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine, further space below for low level appliance and space for cooker. Door giving access into:

PORCH

7'4" x 4'1" (2.25m x 1.25m)

Wooden part glazed entrance door to the front elevation, access to under stairs storage area and radiator.

FIRST FLOOR LANDING

Loft access, radiator and linen cupboard. Doors in turn giving access to:

MASTER BEDROOM

15'7" x 8'11" to its maximum dimensions (4.77m x 2.72m to its maximum dimensions)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

12'7" x 8'7" (3.85m x 2.63m)

uPVC double glazed window to the front elevation, radiator and useful built in storage cupboard.

BEDROOM THREE

8'10" x 7'5" (2.70m x 2.28m)

uPVC double glazed window to the rear elevation, radiator and built in wardrobe.

FAMILY BATHROOM

7'6" x 5'4" (2.29m x 1.63m)

uPVC double glazed window to the front elevation, suite comprising low level w.c, hand basin with tiled splashback and panel sided bath with electric shower over and radiator.

EXTERNALLY

To the front is a lawned garden with pathways leading to the front entrance door and to the rear is an enclosed garden mainly set to lawn with gated access at the rear and patio area. Allocated parking space and single Garage situated in a separate block.

TENURE - Freehold

COUNCIL TAX

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

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 at £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



Floor Plan

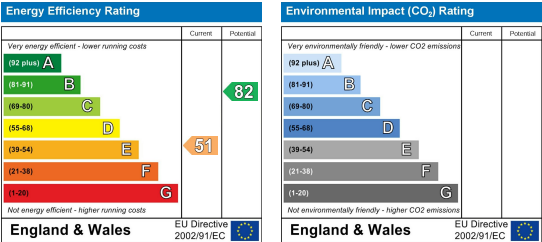


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.