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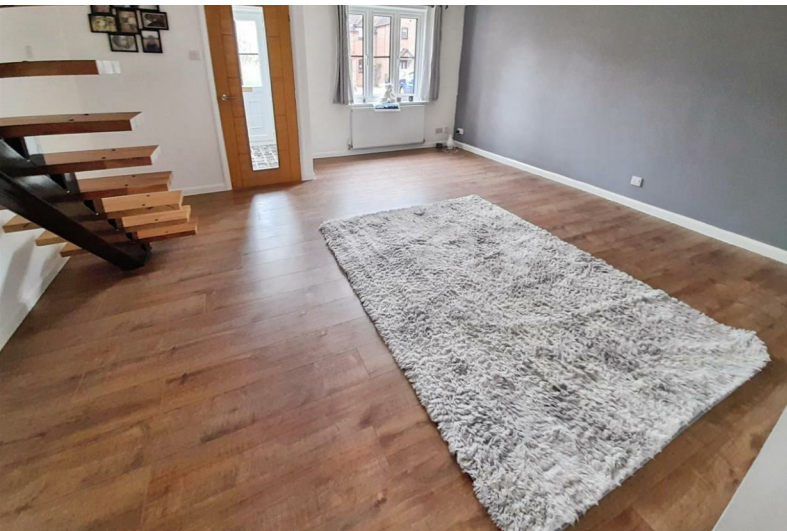
Fieldside

Blyton, DN21 3NZ

Asking Price £165,000



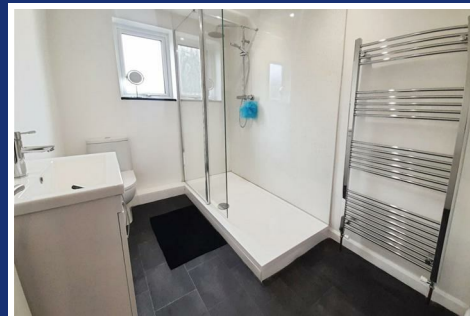
Council Tax: A



8 Fieldside

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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

With doors giving access to downstairs w.c. and lounge.

DOWNSTAIRS WC

6'3" x 2'10" (1.93m x 0.87m)

UPVC double glazed window to the front elevation, WC, hand basin and vanity unit with tiled splashback's and chrome heated towel rail.

LOUNGE

15'7" x 15'3" (4.77 x 4.65)

UPVC double glazed window to the front elevation, two radiators, laminate flooring, coving to ceiling, staircase giving access to the floor accommodation and archway giving access to:

DINING ROOM

11'0" x 7'1" (3.37m x 2.16m)

UPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden, radiator, laminate flooring and inset spotlights to ceiling. Door giving access to:

KITCHEN

11'0" x 7'8" (3.37m x 2.36m)

UPVC double glazed window to the rear elevation and double glazed entrance door to the side elevation. Gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor fan over, provision for automatic washing machine , space for

dryer, integrated fridge and freezer, laminate flooring and spotlights to ceiling.

FIRST FLOOR LANDING

Loft access, inset spotlights, radiator and storage cupboard. Doors giving access to:

BEDROOM ONE

14'11" x 8'7" (4.57m x 2.64m)

UPVC double glazed window to the front elevation, radiator and laminate flooring.

BEDROOM TWO

11'9" x 8'8" (3.60m x 2.65m)

UPVC double glazed window to the rear elevation and laminate flooring.

BEDROOM THREE

8'11" x 6'2" (2.73m x 1.90m)

UPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

8'5" x 6'2" (2.59m x 1.90m)

UPVC double glazed window to the rear elevation, suite comprising w.c. handbasin mounted in vanity unit and walk in double shower cubicle with mermaid boarding, spotlights to ceiling and chrome heated towel rail.

EXTERNALLY

To the front the garden is mainly laid to lawn with driveway allowing off road parking and gated access to the enclosed rear garden which decking area and brick built garage and workshop.

COUNCIL TAX

Through enquiry of the West Lindsey District

Tel: 01427 616118

Council we have been advised that the property is in Rating Band 'A'

TENURE - Freehold

AGENTS NOTE

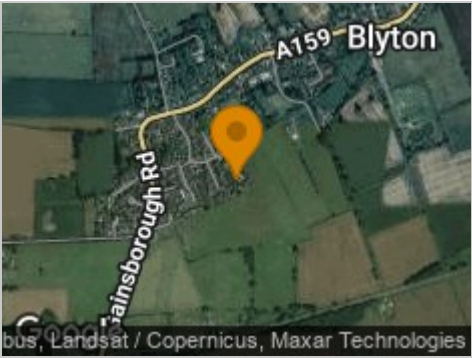
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



Road Map



Hybrid Map



Terrain Map



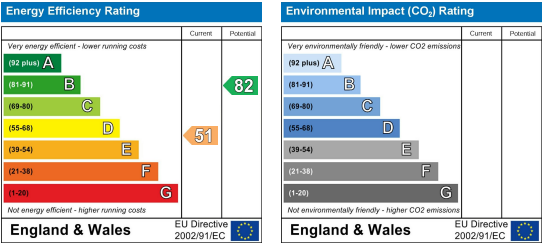
Floor Plan



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.