

HUNTERS®

HERE TO GET *you* THERE



Meadow Rise

Blyton, DN21 3LT

£269,500



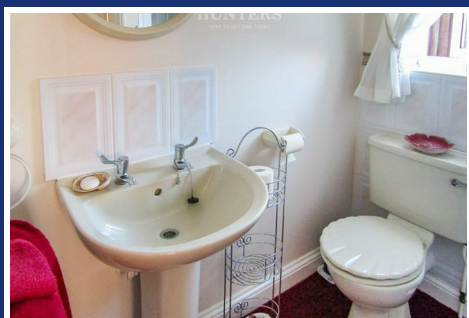
Council Tax: C



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ACCOMMODATION

uPVC double glazed Entrance door leading into:

ENTRANCE PORCH

With uPVC double glazed windows to either side elevation, tiled flooring and door giving access to:

ENTRANCE HALLWAY

With two radiators, loft access and doors giving access to:

LOUNGE THROUGH DINING ROOM

25'1" x 12'4" to maximum dimensions (7.66m x 3.77m to maximum dimensions)

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear leading out to the enclosed rear garden, two radiators, marble fireplace, hearth and surround with electric fire feature.

KITCHEN

11'0" x 9'8" (3.36m x 2.95m)

uPVC double glazed window and Entrance door to the rear elevation overlooking the garden. Fitted kitchen comprising base, drawer, wall and larder units, with complementary work surfaces, tiled splash backs, inset sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor over, space for low level appliances including dishwasher, tiled flooring and radiator.

UTILITY ROOM/BEDROOM THREE

9'8" x 6'5" to maximum dimensions (2.95m x 1.97m to maximum dimensions)

uPVC double glazed window to the rear elevation, radiator, fitted base, drawer and wall units with complementary work surfaces and tiled splash

backs, inset stainless steel sink and drainer, provision for automatic washing machine and space for low level appliance.

MASTER BEDROOM

15'8" (with recess into doorway) x 11'10" (4.78m (with recess into doorway) x 3.61m)

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes, dressing table and overhead storage. Door giving access into:

L SHAPED EN SUITE SHOWER ROOM

5'10" x 5'10" to maximum dimensions (1.80m x 1.79m to maximum dimensions)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin with tiled splash back and single shower cubicle with electric shower and radiator.

BEDROOM TWO

9'8" x 9'7" to the front of the wardrobes (2.97m x 2.93m to the front of the wardrobes)

uPVC double glazed window to the rear elevation, radiator, fitted wardrobes with dressing table including sliding doors.

BATHROOM

6'5" x 5'10" (1.96m x 1.79m)

uPVC double glazed window to the side elevation, suite comprising w.c., glass circular bowl basin, panel sided bath with electric shower over, part tiling to walls and radiator.

EXTERNALLY

To the front is a composite driveway allowing off road parking for multiple vehicles with brick built single Garage with light and power, low maintenance

front garden, second garden and access to the rear. The rear is enclosed with low maintenance and patio area.

AGENT NOTE

The property benefits from Photo Voltaic panels generating an income of approximately £150 per year, according to the vendor.

EPC rating for this property current 69C - Potential 106A

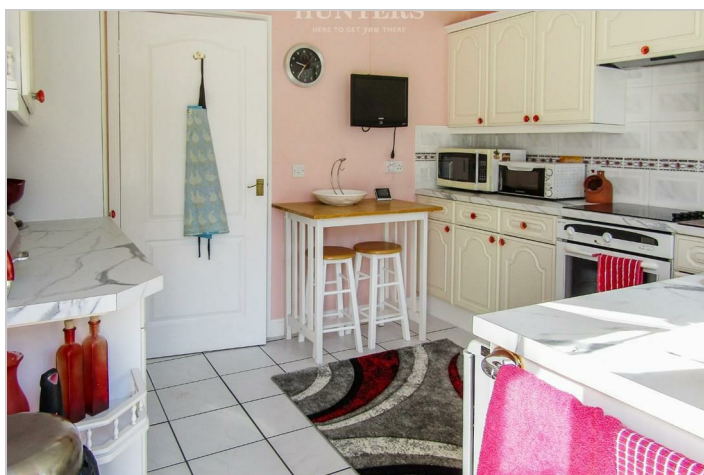
AGENT NOTE

Please be advised that any future purchaser could be liable for upto 25% of the cost of maintenance towards the unadopted road.

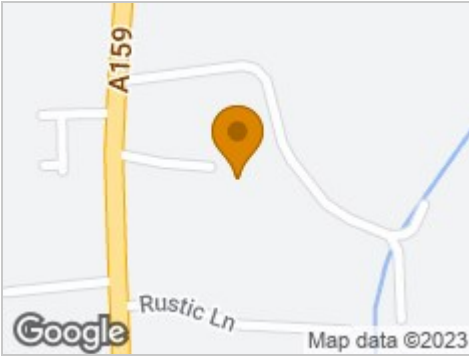
COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



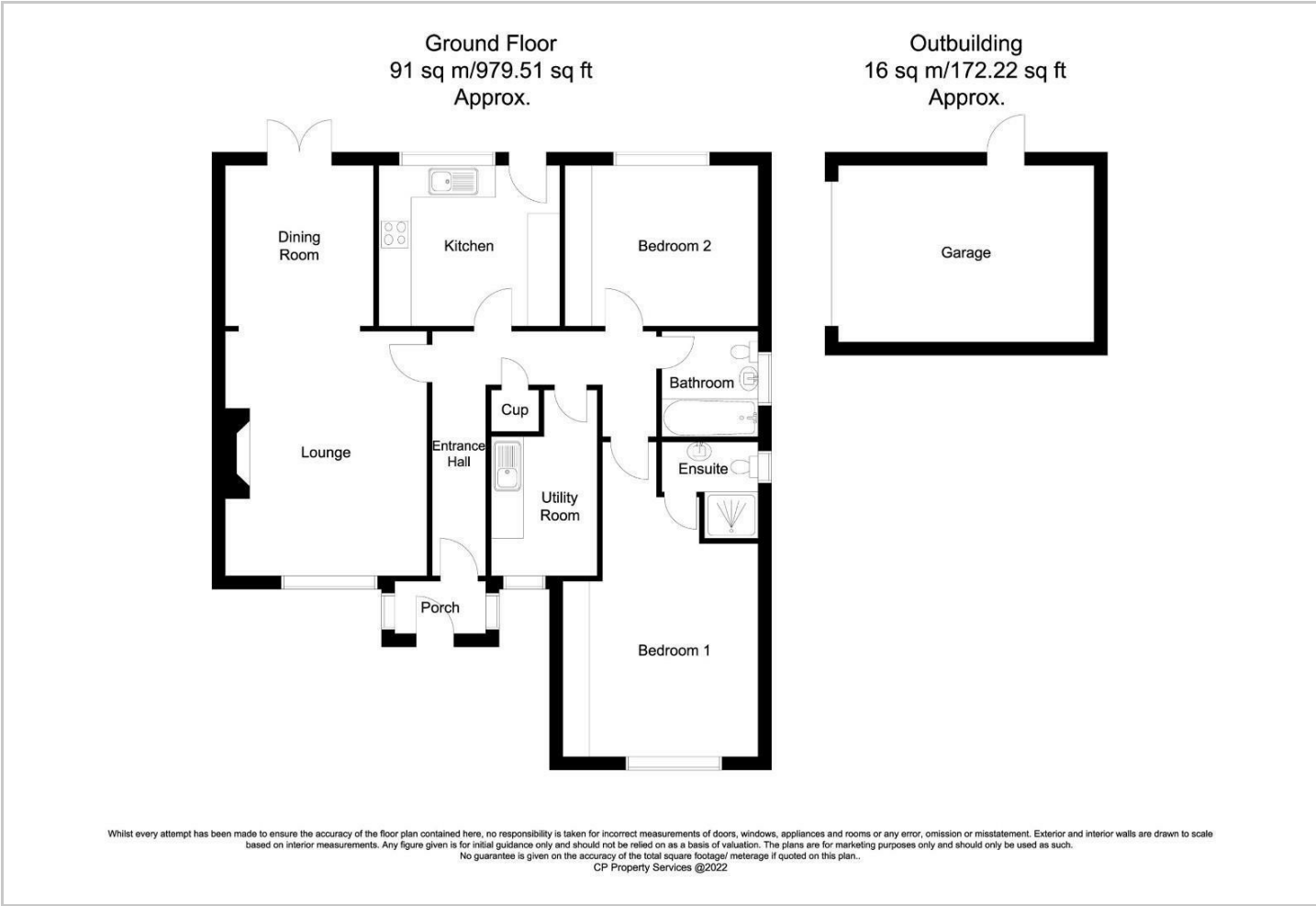
Hybrid Map



Terrain Map



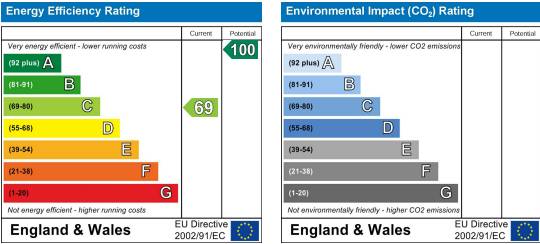
Floor Plan



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.