

# HUNTERS®

HERE TO GET *you* THERE



## York Road

Kirton Lindsey, Gainsborough, DN21 4PS

Asking Price £425,000



Council Tax: C



# 22 York Road

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## Front

0'0" x 0'0" (0 x 0)

Stunning front to the home, with a gravel area sitting adjacent to the driveway, offering off road parking.

## LOUNGE

20'6" x 11'10" (6.25 x 3.61)

Neutrally decorated, generously sized lounge, with character coving and an attractive bay window to allow for ample light into the room.

## Garden

0'0" x 0'0" (0 x 0)

Large garden to the rear of the home, which is predominantly laid to lawn and decked seating area. The garden is surrounded with fencing, offering privacy to the area.

## KITCHEN

32'11" x 20'4" (10.04 x 6.21)

Generous, open plan kitchen / diner, offering a great space for family gatherings / entertaining. The kitchen has ample wall and floor units for storage and benefits from an integral oven, hob, extraction fan and a breakfast bar.

## Utility Room

10'7" x 16'10" (3.22 x 5.13)

Handy, good sized utility room with ample fitted storage and plumbing for white goods.

## Gym / Further Bedroom

9'3" x 17'3" (2.82 x 5.26)

This extended room offers a versatile area - currently being used as a home gym - but could be a home office or further bedroom, depending on requirements.

## Ground Floor Bathroom

6'11" x 4'5" (2.1 x 1.35)

Modern ground floor bathroom, with walk in shower.

## Master Bedroom

15'9" x 11'5" (4.81 x 3.47)

Beautifully decorated, opulent master bedroom, with a raised en-suite area, with roll top bath. The bedroom itself benefits from ample fitted storage.

## En-Suite

11'4" x 8'0" (3.46 x 2.45)

Raised, open plan en-suite bathroom, with free standing bath.

## BEDROOM 2

11'10" x 13'0" (3.6 x 3.95)

Neutrally decorated, double bedroom to the rear aspect with fitted wardrobes.

## BEDROOM 3

11'10" x 10'11" (3.6 x 3.32)

Good sized double bedroom to the rear aspect, with fitted wardrobes.

## BEDROOM 4

11'10" x 7'11" (3.6 x 2.42)

Neutrally decorated, good sized bedroom.

## BATHROOM

9'9" x 7'0" (2.96 x 2.13)

Modern, fully tiled family bathroom, with neutral white suite, benefiting from a whirlpool bath and large walk in shower.

Tel: 01724 700000



Road Map



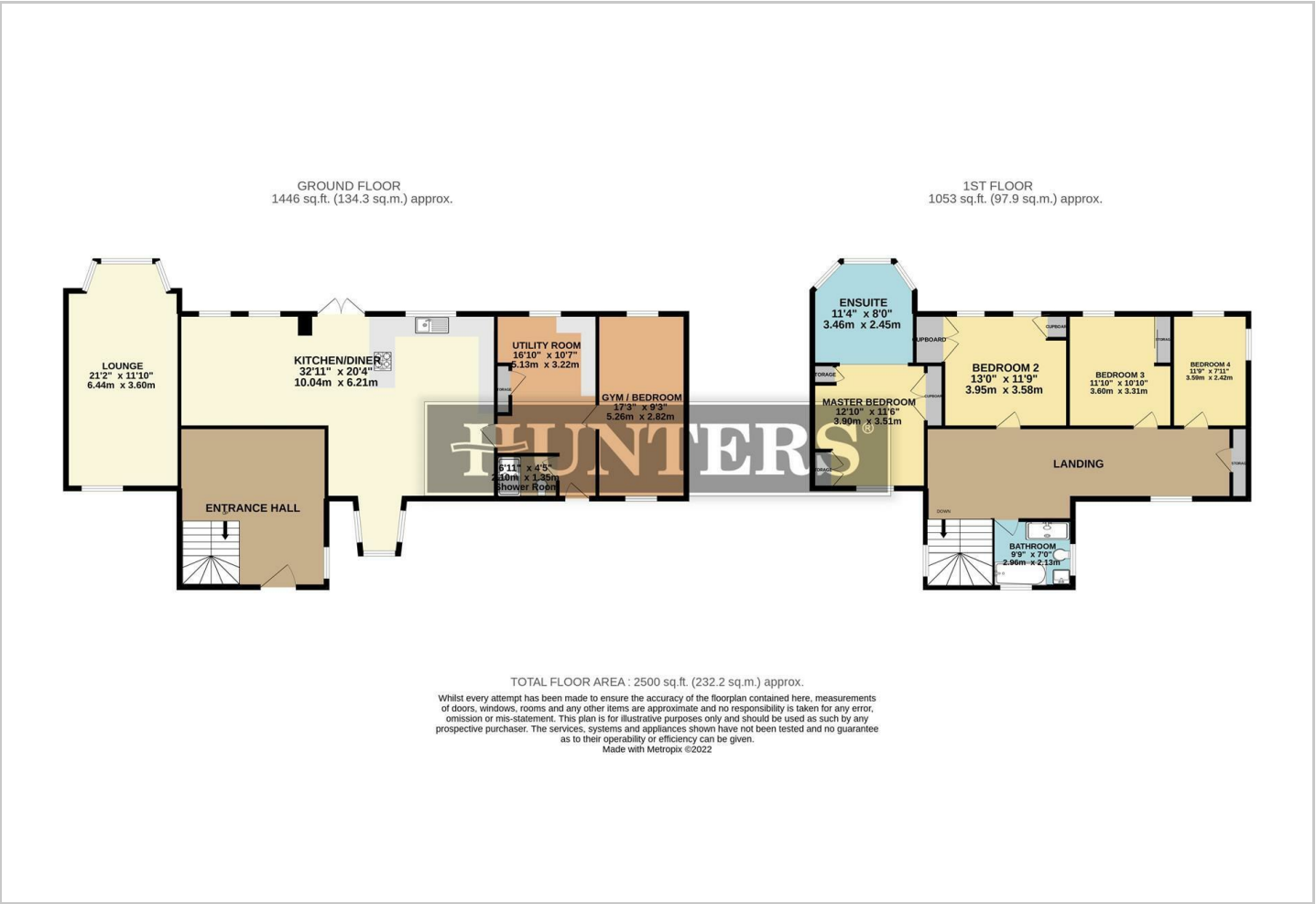
Hybrid Map



Terrain Map



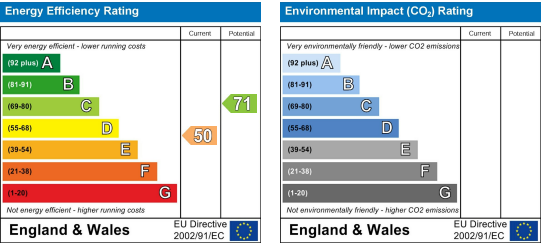
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 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.