

HUNTERS®

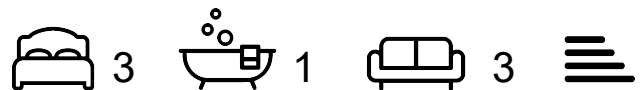
HERE TO GET *you* THERE



King Edward Street

Gainsborough, DN21 4NF

Offers In The Region Of £190,000



Council Tax: B



7 King Edward Street

Gainsborough, DN21 4NF

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Front

Front of the home, with a large driveway - offering ample off road parking, with a further shared access drive leading to the large garage / workshop at the rear of the property.

Garden

Enclosed, private rear garden, which is part astro turf with a patio seating area.

Lounge

12'1" x 13'10" (3.70m x 4.24m)

Generously sized, well presented lounge, to the front of the home - benefiting from a log burning stove.

Reception Room

8'11" x 15'9" (2.72m x 4.81m)

Second reception room, currently used as a dining room, which has double doors leading through to the conservatory.

Kitchen

10'4" x 13'10" (3.17m x 4.24m)

Modern kitchen to the rear of the home, which benefits from ample wall and floor units for storage. The kitchen also offers an integral oven, hob, extractor fan, fridge / freezer, washing machine and dishwasher.

Conservatory

10'3" x 13'10" (3.13m x 4.23m)

Good sized conservatory, to the rear of the property, with double doors leading to the garden.

Bedroom 1

9'4" x 14'7" (2.85m x 4.45m)

Generously sized bedroom to the front of the home, benefiting from a walk in dressing room.

Bedroom 2

10'5" x 13'10" (3.19m x 4.23m)

Double bedroom to the front of the home.

Bathroom

Bedroom 3

11'4" x 14'6" (3.47m x 4.42m)

Double bedroom to the second floor of the home.

This individual and deceptively spacious home, which is well presented throughout, briefly comprises; a modern kitchen, generous front lounge, second reception room and conservatory to the ground floor. To the first floor there are two double bedrooms - one with walk in dressing room, a family bathroom - then a further double bedroom to the second floor. Externally the home offers a driveway, with ample off road parking, with a further shared access drive leading to the large garage / workshop. To the rear there is a low maintenance garden, which is part astro turf and part patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property is located, overlooking a green space, in the small town of Kirton Lindsey, close to local schools, amenities and bus routes. Within the town there are a variety of individual shops and restaurants and countryside walks. Viewing advised!



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
522 sq.ft. (47.6 sq.m.) approx.

2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.

CONSERVATORY
13'11" x 10'3"
4.23m x 3.13m

RECEPTION ROOM
15'9" x 8'11"
4.81m x 2.72m

KITCHEN
13'11" x 10'5"
4.24m x 3.17m

LOUNGE
13'11" x 12'2"
4.24m x 3.70m

STORAGE

HALLWAY

UP

BEDROOM 2
13'11" x 10'6"
4.23m x 3.19m

BATHROOM
8'9" x 6'11"
2.67m x 2.11m

DRESSING ROOM
8'11" x 8'5"
2.71m x 2.56m

LANDING

DOWN

DOWN

STAIRS

BEDROOM 1
14'7" x 9'4"
4.45m x 2.85m

BEDROOM 3
14'5" x 11'5"
4.40m x 3.47m

DOWN

STAIRS

HUNTERS®

TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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