

# HUNTERS®

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## 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)

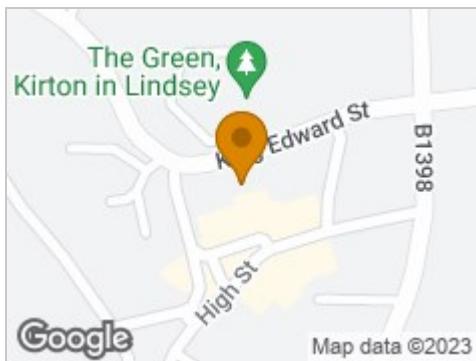
Double bedroom to the second floor of the home.

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!



## Road Map



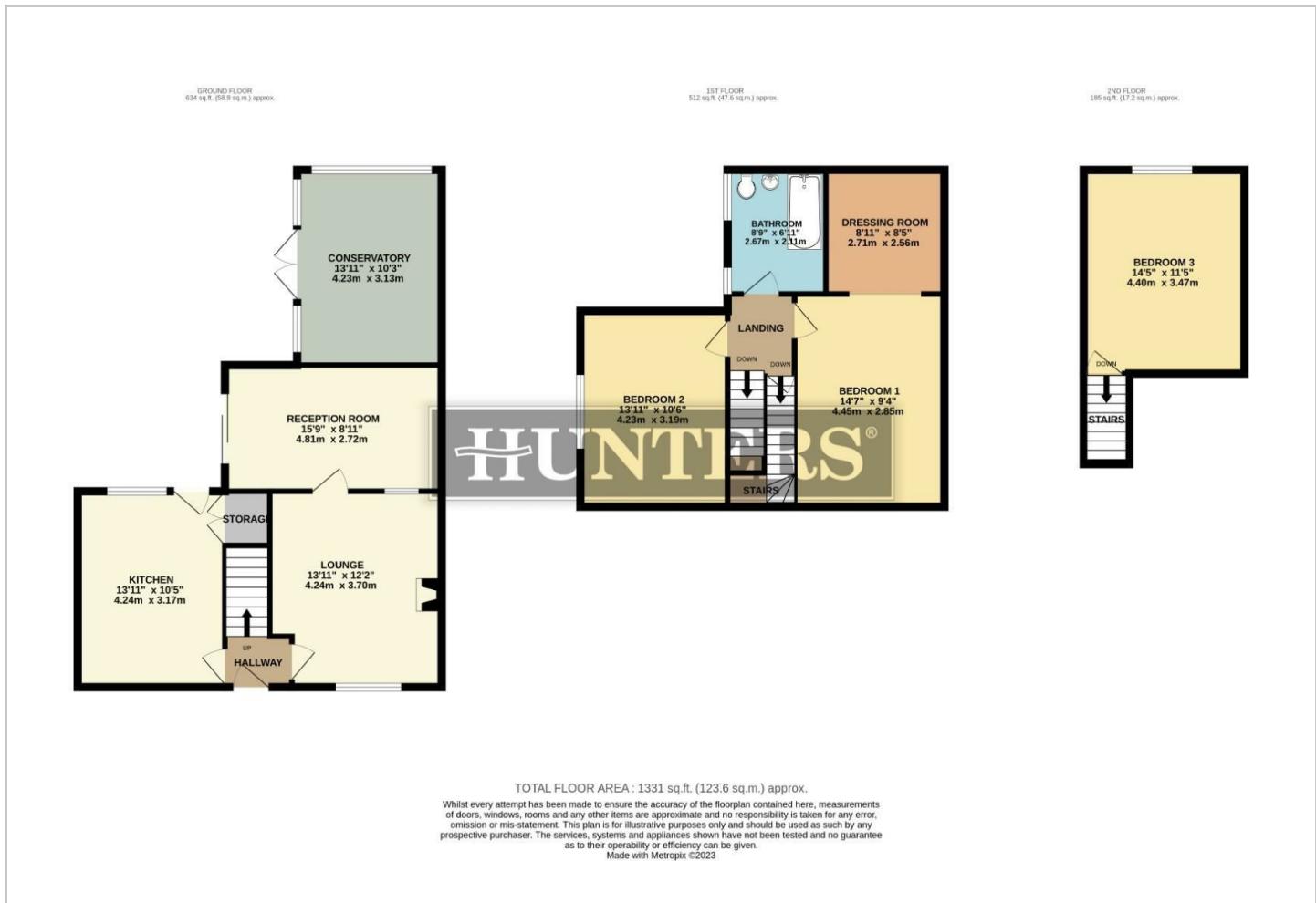
## Hybrid Map



## Terrain Map



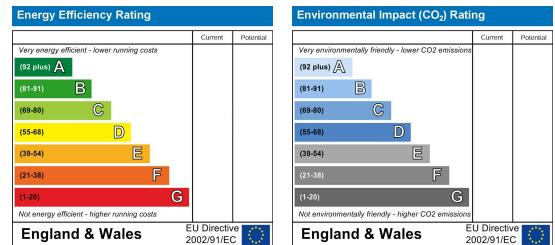
## Floor Plan



## 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.