

# HUNTERS®

HERE TO GET *you* THERE



## Barnard Meadows

Kirton Lindsey, Gainsborough, DN21 4NZ

Offers In The Region Of £190,000



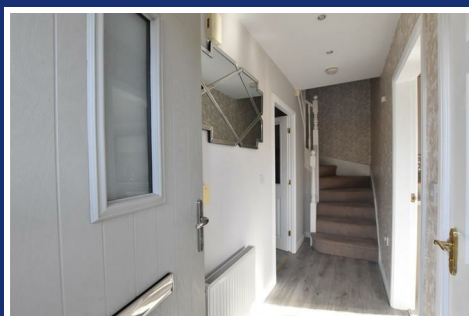
Council Tax: B



# 3 Barnard Meadows

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## Front

Attractive front to the home, with a driveway, with off road parking for several vehicles, leading to the garage at the rear.

## Garden

Enclosed rear garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

14'5" x 12'2" (4.41m x 3.72m)

Neutrally decorated lounge, to the rear aspect of the home, which has double doors accessing the garden.

## Kitchen / Diner

14'5" x 10'0" (4.41m x 3.05m)

Kitchen / diner to the front of the home, offering a modern and beautifully presented space - with ample fitted wall and floor units for storage. The kitchen also benefits from an integrated oven, hob and extraction fan, and has a bay window offering ample light into the area.

## Ground Floor wc

## Bedroom 1

14'6" x 10'4" (4.44m x 3.16m)

Neutrally decorated, double bedroom to the front aspect of the home, which benefits from ample fitted storage.

## Bedroom 2

6'3" x 11'4" (1.93m x 3.46m)

Good sized bedroom to the rear of the property.

## Bedroom 3

8'1" x 8'6" (2.47m x 2.60m)

## Bathroom

5'6" x 6'2" (1.70m x 1.89m)

Bathroom, with neutral white suite.



This beautifully presented property, which is neutrally decorated throughout, briefly comprises; a modern, fitted kitchen / diner, ground floor wc, three bedrooms and a neutral bathroom. To the front of the home there is a driveway, offering ample off road parking for several vehicles, leading to the garage. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn. In addition to this the property benefits from a gas central heating system and double glazing.

This home, which is ready to move in to, is located in Kirton Lindsey, close to local schools, amenities and bus routes. The town also offers a variety of individual shops and restaurants - and is central to both Lincoln and Scunthorpe, offering further amenities. Viewing advised!



Road Map



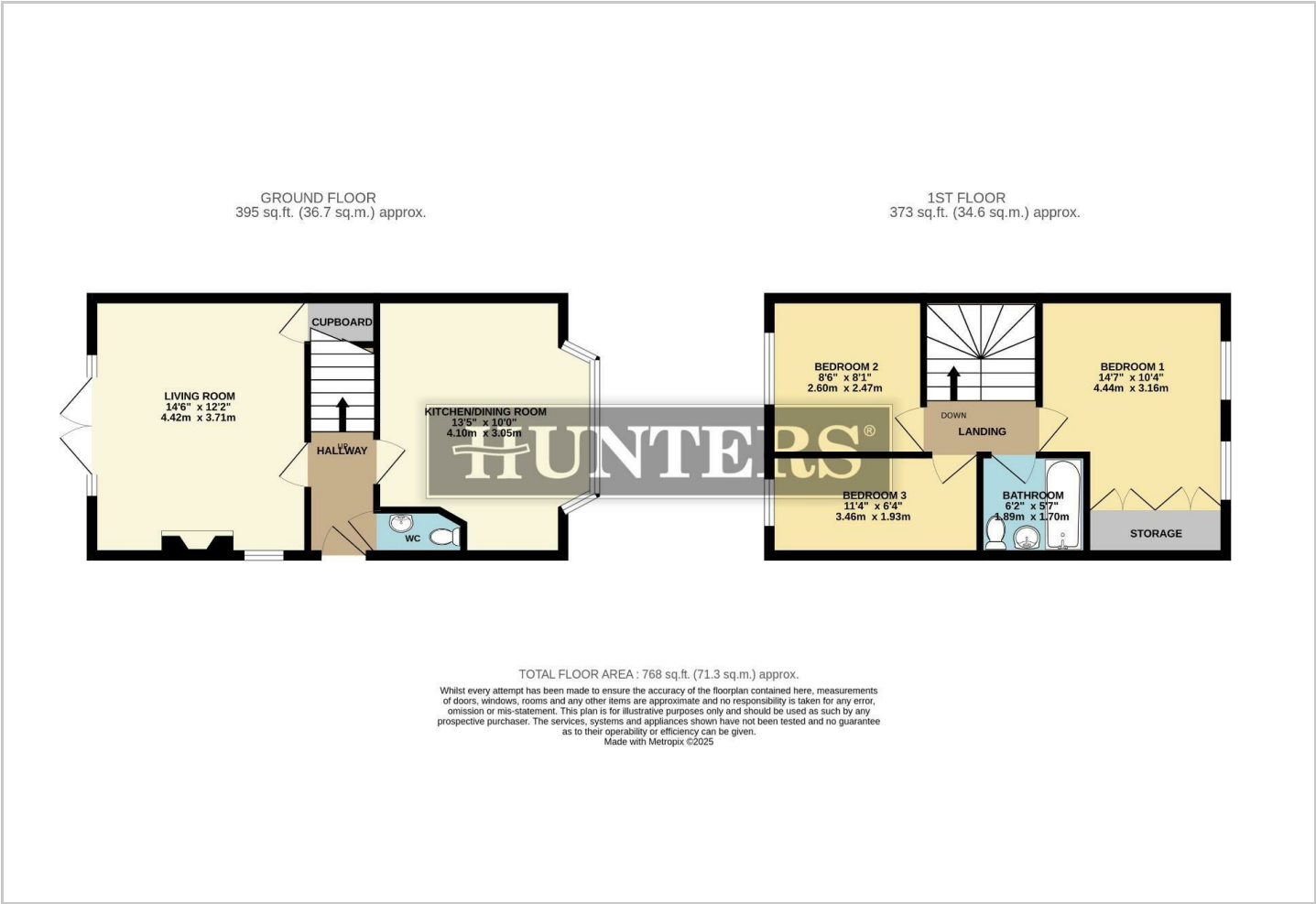
Hybrid Map



Terrain Map



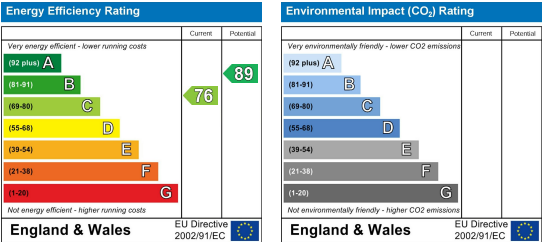
Floor Plan



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.