



paul fox
the family estate agents

Price Guide
£220,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: C

31 Richdale Avenue

Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4BL.
3 Bedroom Detached House



- ✓ WELL REGARDED AND ESTABLISHED RESIDENTIAL AREA
- ✓ LIVING THROUGH DINING ROOM
- ✓ ATTRACTIVE FITTED KITCHEN AND SHOWER ROOM
- ✓ 3 BEDROOMS
- ✓ PRIVATE ENCLOSED REAR GARDEN
- ✓ DRIVEWAY AND ATTACHED SINGLE GARAGE

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS

31 Richdale Avenue,

Kirton in Lindsey, Gainsborough, Lincolnshire,
DN21 4BL.

3 Bedroom Detached House



paul fox
the family estate agents

**** NO UPWARD CHAIN ** WELL REGARDED RESIDENTIAL AREA **** A traditional dormer style detached house, situated within the highly desirable township of Kirton Lindsey. The well maintained and proportioned accommodation briefly comprises, central entrance hallway, fine main lounge through dining room, attractive fitted kitchen. The first floor provides 3 bedrooms and a fitted shower room with separate wc. Occupying a private enclosed mature garden that allows off street parking to the front leading to an attached single garage. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Brigg office. Council Tax Band: C.



FRONT ENTRANCE HALLWAY

Enjoys an attractive front composite double glazed entrance door in woodgrain with inset pattern glazing, wall to ceiling coving and oak style laminate flooring. A traditional dog leg staircase leads to the first floor accommodation with adjoining grab rail and a mid-front uPVC double glazed landing window. Understairs storage cupboard and further internal glazed doors allowing access through to the main lounge through diner.



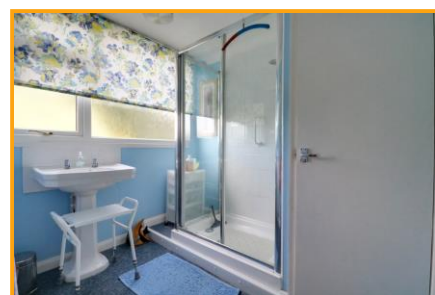
LOUNGE THROUGH DINER

Measures approx. 3.5m x 6.8m (11' 6" x 22' 4"). Enjoying a dual aspect with front and rear uPVC double glazed windows, wall to ceiling coving and TV input. Feature gas coal effect fire with a projecting sandstone effect hearth and matching backing and decorative surround and mantel.



KITCHEN

Measures approx. 3.1m x 3.17m (10' 2" x 10' 5"). Enjoying a rear composite entrance door with double glazing and adjoining uPVC double glazed window. The kitchen enjoys a range of light gloss fronted low level units, drawer units and wall units with rounded pull handles and a patterned working top surface with matching uprising, incorporating a single stainless steel sink unit, block mixer tap and drainer to the side, space for a free standing cooker and under counter fridge, vinyl flooring, double panelled radiator, further space for a tall fridge freezer, plumbing for automatic washing machine and wall to ceiling coving.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS

31 Richdale Avenue,

Kirton in Lindsey, Gainsborough, Lincolnshire,
DN21 4BL.

3 Bedroom Detached House



paul fox
the family estate agents

FIRST FLOOR LANDING

Loft access and internal doors allowing access off to main bedroom.

MASTER BEDROOM 1

Measures approx. 4.7m x 4.47m (15' 5" x 14' 8") including the built in wardrobes and the bay fronted uPVC double glazed window, a bank of sliding door fitted wardrobes with matching storage units above.

DOUBLE BEDROOM 2

Measures approx. 3.57m x 3.5m (11' 9" x 11' 6") including the front uPVC double glazed bay window.

BEDROOM 3

Measures approx. 3.5m x 2m (11' 6" x 6' 7"). Enjoys a rear uPVC double glazed window.

SHOWER ROOM

Measures approx. 2.44m x 2.1m (8' 0" x 6' 11"). Enjoys a rear uPVC double glazed window with frosted glazing and a two piece suite comprising pedestal wash hand basin in which with tiled splash back and a raised double walk in shower cubicle with raised tray and overhead mains chrome shower with tiled splash backs and a sliding glazed door with adjoining screen, a built in airing cupboard with inset shelving, a separate WC with a rear uPVC double glazed window with frosted glazing and a low flush WC in white.

GROUNDS

To the front of the property provides a mature lawned garden with surrounding planted borders which include a variety of small trees and shrubbery. A flagged driveway with block border edging allows off-street parking and access to an attached brick built single garage;

The rear of the property enjoys a private enclosed split level lawned garden with flagged patio seating area. A hard standing pathway with raised stepping allows access to a raised timber summer house with adjoining gravelled hard standing area.

OUTBUILDINGS

Brick built single garage which measures approx. 2.4m x 5.4m with an up and over front door and a rear uPVC double glazed window. Full power and lighting, a wall mounted modern Ideal Logic gas combi boiler and a hard standing pathway allowing access to the rear garden via a secure side timber gateway.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

31 Richdale Avenue,
Kirton in Lindsey, Gainsborough, Lincolnshire,
DN21 4BL.



paul fox
the family estate agents

3 Bedroom Detached House

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS