



**Irwin Road, Gainsborough**  
**Lincolnshire**  
**DN21 3LS**

- Coach House
- Lounge
- Kitchen
- Two Bedrooms & Bathroom
- Single Garage
- EPC Rating: C



**Asking Price £120,000**

**Further information and viewings: Gainsborough Office - 01427 616161**

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01427 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
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□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

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## **DESCRIPTION**

Beautifully presented coach house in the sought-after village of Blyton. The home offers two double bedrooms with a modern kitchen and family bathroom. The property also benefits from being sold with no onward chain. Give us a call on 01427 616161 to book in for a viewing.

## **ACCOMMODATION**

### **ENTRANCE HALL**

With radiator and stairway to the first floor.

### **LOUNGE**

11'2" x 12'6" (3.4m x 3.8m)

Spacious lounge featuring a centrally positioned fireplace with granite style hearth. The room also benefits from a useful walk in storage room and two front aspect UPVC windows.

### **KITCHEN**

11'9" x 5'1" (3.58m x 1.55m)

Modern kitchen featuring wooden effect wall and base units with a complimentary counter top. Built into the well-equipped kitchen is a stainless-steel sink unit and drainer with window above. The integral appliances include a washing machine, oven, four ring hob, fridge and freezer.

### **MASTER BEDROOM**

18' x 10' (5.49m x 3.05m)

A room of double proportions featuring two built in double wardrobes and two radiators.

### **BEDROOM TWO**

9'2" x 8'1" (2.8m x 2.46m)

Another double room with a front facing window and radiator.

### **BATHROOM**

8'11" x 8'1" (2.72m x 2.46m)

Family bathroom suite comprising a low-level W.C., wash hand basin, bath and separate shower.

### **EXTERNALLY**

Single garage with up and over door with power and lighting.



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**Tenure:** Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

**IMPORTANT Offer Procedure:** Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 01472 360094.

**IMPORTANT Note to Purchasers:** DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that 1/ these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract 2/ 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 upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3/ no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. 4/ nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

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