

31 High Street & 31a George Street, Kirton Lindsey DN21 4LX

BROWN & Co

31 High Street & 31a George Street, Kirton Lindsey DN21 4LX

DESCRIPTION

31, High Street is an impressive period property having seven bedrooms which makes it ideal not only for spacious family accommodation but also for a range of alternative uses.

The spacious Kitchen in the main house is beautifully fitted with a range of high and low level cupboard and drawer units, including a dresser unit, granite work surfacing, central island with breakfast bar, double ceramic sink and Aga. There is a dining area that is open access from the Kitchen, making a wonderful family space. The four reception rooms offer the prefect combination of both formal and relaxed living and dining spaces, the family room, snug and living room all enjoying views over the private gardens. The formal panelled dining room is elegant and spacious - a real statement room. Outside there is parking in a courtyard area for several cars.

The beautiful, well stocked gardens lie behind high brick walls that offer a good degree of privacy.

Adjoining the courtyard is 31a George Street, a completely independent one / two bedroom annexe with kitchen.

LOCATION

The property is within easy walking distance of local facilities including: GP surgery, dentist, chemist, post office, restaurants, take aways, public houses and local shops. Secondary schooling is at the well respected Huntcliff School and there is a junior school and local play groups. There is a main line railway station in Scunthorpe which also provides major shops and retail parks.

ACCOMMODATION

KITCHEN

A fabulously family orientated space!
Having base and wall units with granite work surfaces, centre island and Aga. Ample space for Dining table. Steps giving access to one of the multiple reception rooms, stairs giving access to the first floor accommodation and door gives access to the rear store rooms.





RECEPTION ROOMS

The property offers a number of reception rooms which could suit multiple use, from formal dining rooms to cozy lounges where you can relax in front of the fire.





8 Melton Enterprise Park, Redcliff Road, North Ferriby, East Yorkshire HU14 3RS
01482 421234 | humber@brown-co.com

BEDROOMS

The property offers seven bedrooms within the main property which are all well sized and benefit from a number of lovely features such as window seats, polished floor boards, ceiling beams and decorative chimney breasts.







ANNEXE

The annexe is situated in the rear courtyard and provides separate accommodation with independent heating system.
It comprises Kitchen area and to the first floor two rooms and bathroom.
This could suit use for multi-generational living or alternatively could provide an income stream subject to the correct permissions and bet let either as a private residential property or even a holiday let!

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by North Lincolnshire Council that 31 High Street is a Band E and 31a George Street is Band A.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Hours of Business: Monday to Friday 9am - 5.30pm,
Viewing: Please contact the Humber office on 01482 421234.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Humber - 01482 421234
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in July 2024





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

8 Melton Enterprise Park, Redcliff Road, North Ferriby, East Yorkshire HU14 3RS
01482 421234 | humber@brown-co.com