



No.10

This lovely established detached property is situated within a popular residential location on the outskirts of the village of Kirton. It is very well presented and feels light and spacious throughout, with a good sized entrance hall having a handy downstairs cloakroom off, plus a lounge and separate dining room. A small conservatory off the dining room overlooks the private back garden and the generous dining kitchen has ample room for a table and chairs and includes integrated appliances. As you can see from the photographs, upstairs there are two very good sized double bedrooms plus a modernised shower-room with a white suite. It has gas fired central heating and uPVC double glazed windows and all soffits, guttering and barge boards outside have also been replaced with uPVC.

The property has a larger than average sized plot with mature shrubs adding privacy at the front and a large driveway which has ample parking for several vehicles. The garage is wider than the average too and has a remote control electric door. The attractive back garden is very private and is enclosed by fencing with a gate to the side. It includes both lawned and patio areas, with a host of flowering plants, shrubs and bushes. Trellis and archways trailing with roses and clematis divide the garden, creating several seating areas. The garden includes a greenhouse and a shed.

The village of Kirton is a thriving village, with both primary and secondary schools and other amenities to suit all age groups including a GP surgery, vets, tea-shop, florists, a range of takeaways, Co-op, pub and even a Library.

EPC - 'D' / Council Tax Band - 'B'



Entrance – Part glazed uPVC door to the side with glazed panels leads into the;

Entrance Hall – Having a tiled floor, staircase rising to the first floor accommodation, a radiator, coat hooks and doors arranged off to:

Cloakroom – With uPVC window to the front aspect, a continuation of the tiled flooring, a radiator and a two piece suite of low level WC and wall mounted wash basin.



Lounge 17'0 x 11'10 (5.18m x 3.38m) – Having large uPVC window to the front aspect, a radiator and a brick fireplace with tiled hearth suitable for an electric fire (with gas pipe still in situ should you wish to connect a gas fire). There is an under-stairs cupboard and a part-glazed door to the:

Dining Room 13'0 x 8'7 (3.96m x 2.65m) Having a radiator and French doors opening through to:

Lean-To Conservatory – Overlooking the rear patio and garden, built of uPVC construction with a quarry tiled floor and door to the side aspect.

Dining Kitchen 13'0 x 10'0 (3.96m x 3.04m) – Has a uPVC door to the side and uPVC window to the rear. There is a continuation of the tiled flooring from the hallway. The Kitchen units comprise a range of worksurfaces with drawer and cupboard units at both base and eye level. Integral appliances include a fridge and freezer, Neff electric oven and microwave, Neff gas hob with extractor fan over. There is a single drainer sink unit, plumbing for a washing machine and a Veissman gas fired boiler.

First Floor Landing – Storage space into eaves and loft access.

Bedroom One 13'0 x 12'0 (3.96m x 3.66m) – Having a fitted cupboard, a uPVC window to the rear and a radiator. A modern three door wardrobe and chest of drawers can also be included within the sale.

Bedroom Two 12'09 x 10'0 (3.93m x 3.04m) – Having a uPVC window to the front aspect and a radiator.

Shower Room – Having a uPVC window to the side, a tiled floor and part-tiling to the walls and a towel rail. A modern three piece white suite comprises a double shower cubicle, pedestal wash basin and a close coupled WC.

Outside – To the front of the property is a good sized driveway providing ample parking for several vehicles, as well as a caravan which leads up to the:

Wide Detached Garage – Having electric remote control up and over door, light, power and door to the side.

The front garden is interspersed with mature flowering shrubs and bushes which provide an attractive outlook, shape and privacy. A gate to the side then leads around to the rear garden which is enclosed by fencing and divided into areas of patio and lawn with attractive flower beds and borders. There are archways trailing with roses and clematis and many flowering plants and shrubs. A shed and greenhouse will be included within the sale.

- * Please Note – We would like potential purchasers to be aware the property is to be sold with a possessory title as when it was purchased from us in 2021 the deeds had been lost. *





GROUND FLOOR



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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