



**15 Fairfields**  
**Kirton Lindsey, DN21 4GA**  
**£365,000**

*Bella*  
properties



**\*\* STUNNING FOUR BEDROOM DETACHED HOUSE \*\***

This beautiful FOUR bed detached home has SO much to offer!! Located in the popular town area in Kirton Lindsey is Fairfield's. Modernized throughout by the current owners, boasting three reception rooms, utility, WC, Master bedroom with an En-suite, bedroom two with an En-suite, further two double bedrooms, a FOUR piece family bathroom suite, ample off road parking with a double garage.

This home is perfect for a growing family with plenty of living space and is close to many local amenities. Viewings come highly recommend to appreciate this home, book an appointment early to not miss out!!

This home briefly consist of the entrance hallway, living room, dining room, kitchen/diner, utility, WC and double garage on the ground floor, landing, master bedroom with en-suite, further three bedrooms and two bathrooms on the first floor. Externally, To the front offers a pebbled garden with a driveway, off-road parking and attached double garage. To the rear is a part lawned and concrete garden with two storage sheds, socialising area for entertainment and fully enclosed throughout.



### Entrance Hallway

Entrance to the property is via the front door into the hallway with oak wooden flooring and radiator. Internal doors lead into the living room, dining room, kitchen/diner, WC and stairs to the first floor.

### Living Room 14'11" x 11'9" (4.56 x 3.59 )

uPVC bay window to front aspect, carpeted, two radiators, featured surround fireplace with electric fire and coving to ceiling. Open into the dining room.

### Dining Room 10'5" x 11'9" (3.18 x 3.59 )

Oak wooden flooring with radiator and coving to ceiling. uPVC patio doors to the rear aspect and internal door leads into the kitchen/diner.

### Kitchen/Diner 15'11" x 22'2" (4.87 x 6.77)

uPVC window and patio doors to the rear aspect with Velux windows. Wooden oak flooring, radiator, coving and spotlights to ceiling. A variety of base height and wall mounted units with marble effect complementary counters, tiled splashbacks and a central breakfast island. Integrated sink and drainer, oven, gas hob and extractor fan with space and plumbing and white goods. Internal doors lead into the utility and hallway.

### Utility

Integrated sink and drainer with counter tops and storage cupboards. uPVC external door to the side, internal doors lead into the kitchen and double garage.

### WC 3'8" x 8'6" (1.14 x 2.61)

Entrance from the hall, tiled flooring and radiator. Two piece suite consisting of the toilet and sink.

### Double Garage 14'3" x 15'10" (4.35 x 4.84 )

Internal door from the utility with electric roller door.

### Landing

Carpeted and radiator. Internal doors lead into the Master bedroom, three bedrooms, three bathrooms and storage cupboard.

### Master Bedroom 11'6" x 16'2" (3.52 x 4.93 )

uPVC window to front aspect, carpeted, radiator and built in wardrobes. Internal door leads into the three piece en-suite.

### En-Suite 9'3" x 5'9" (2.82 x 1.76)

uPVC window to side aspect, tiled flooring and splashback. Three piece suite consisting of the toilet, sink and shower.

### Bedroom Two 11'10" x 11'8" (3.61 x 3.58 )

uPVC window to front aspect, carpeted, radiator and built in sliding door wardrobes. Internal door leads into the three piece en-suite.

### En-Suite 5'6" x 9'2" (1.68 x 2.81)

uPVC window to front aspect, laminate flooring, radiator and splashback. Three piece suite consisting of the toilet, sink and shower.

### Bedroom Three 11'5" x 13'1" (3.49 x 4.01)

uPVC window to rear aspect, carpeted and radiator.

### Bedroom Four 10'1" x 11'4" (3.09 x 3.46)

uPVC window to rear aspect, laminate flooring and radiator.

### Bathroom 9'10" x 9'3" (3.02 x 2.83)

uPVC window to rear aspect, tiled flooring and splashback with spotlights to ceiling. Four piece suite consisting of the toilet, sink with vanity cupboard, bathtub and shower.

### External

To the front offers a pebbled garden with a driveway, off-road parking and attached double garage. To the rear is a part lawned and concrete garden with trees and shrubs, two storage sheds, socialising area for entertainment and fully enclosed throughout.

### Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

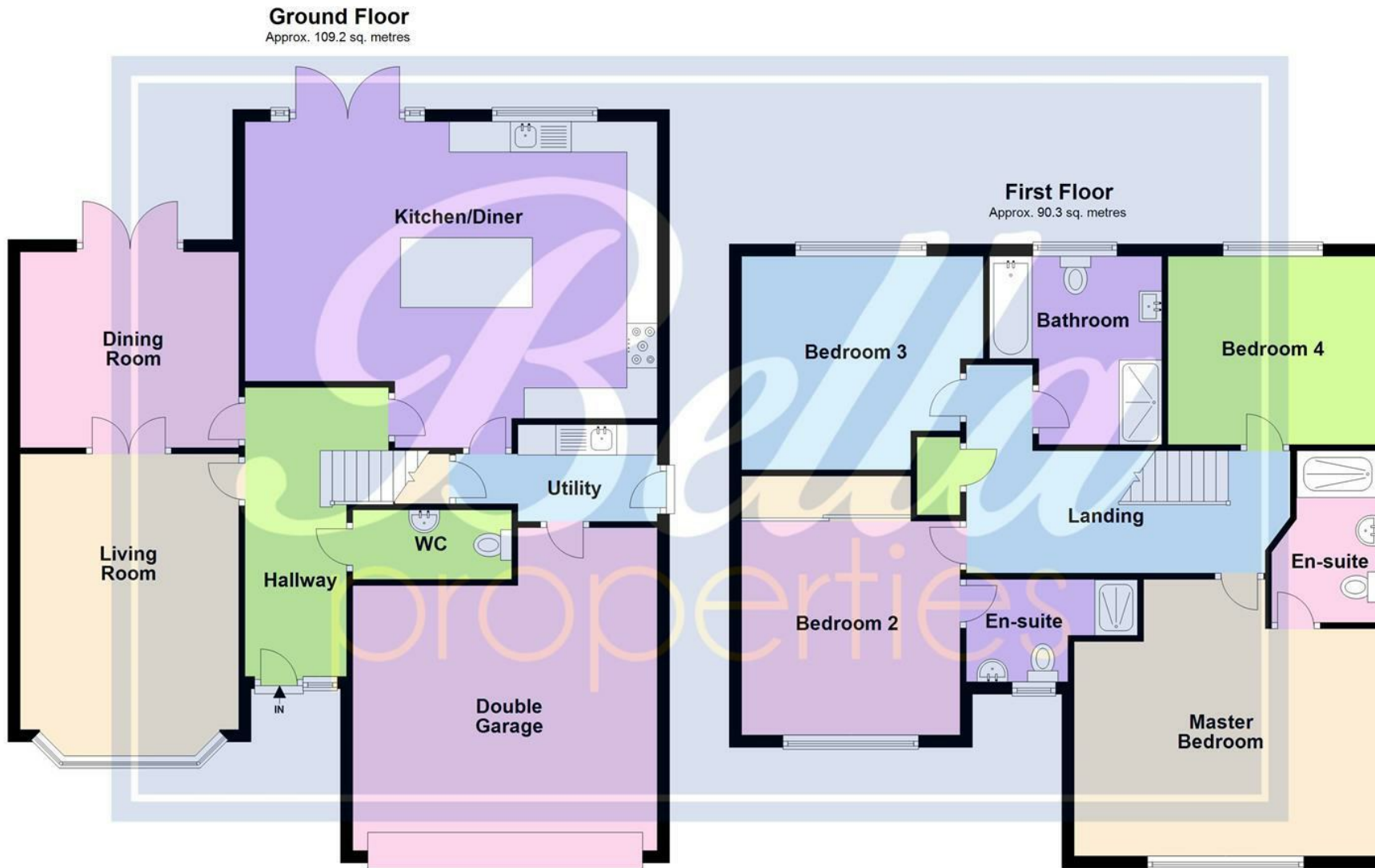












Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		