



**Former Chapel Adjacent 1A St. Andrews Street
Kirton Lindsey, DN21 4PJ
£400,000**

Bella
properties

**** AMAZING FAMILY HOME ****

The perfect opportunity has arisen to purchase this lovely FIVE bedroom DETACHED home across three floors, located in the popular market town of Kirton Lindsey on St Andrews Street. This home has so much to offer including two reception rooms, open plan modern kitchen/diner, utility and three bathrooms! Brought to the market for sale by Bella Properties, and absolutely immaculately presented throughout by the current owners with ample living space, this property is sure to have widespread appeal and will tick many boxes for a growing family.

This property briefly comprises of the entrance hall, living room, play room, kitchen/diner and utility on the ground floor, with landing, four bedrooms, en-suite and four piece main bathroom on the first floor, inner hall to second floor, master bedroom and three piece en-suite. Externally, to the front is low maintenance with parking for two vehicle's. To the rear you will find a private enclosed part lawned garden with a patio area for entertaining.

Located close to both Kirton's many local amenities as well as transport links to nearby Scunthorpe and Lincoln, viewings are highly recommended to appreciate this home and to avoid any disappointment!



Entrance Hallway

Double glazing window to front aspect. Entrance to the property is via the front door and into the hallway with wooden flooring, radiator and wood panelling. Internal doors lead into the living room, play room, kitchen, storage cupboard and carpeted stairs to the first floor.

Living Room 15'7" x 10'10" (4.77 x 3.32)

Two double glazing windows to front and side aspect. Carpeted, radiator and coving to ceiling.

Play Room 12'0" x 8'10" (3.68 x 2.71)

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling.

Kitchen/Diner 18'5" x 24'3" (5.62 x 7.41)

Two double glazing windows to side aspect with patio doors to the rear. A variety of base height and wall mounted units with complementary counters, breakfast bar, tiled splashbacks, radiator and coving to ceiling. Integrated sink and drainer, double oven with gas hob and extractor fan with a free standing fridge/freezer and space for plumbing and white goods. Internal door leads into the utility.

Utility

Double glazing window and external door to rear aspect. Wooden flooring and radiator with complementary counter and space for plumbing and white goods. Internal door into the storage cupboard.

Landing First Floor

Double glazing window to front aspect, carpeted, radiator and wood panelling. Internal doors lead into four bedrooms, four piece bathroom suite, storage cupboard and inner hallway to the second floor.

Bedroom Two 12'10" x 13'3" (3.92 x 4.05)

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling.

Bedroom Three 12'9" x 11'8" (3.91 x 3.58)

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling. Internal doors lead into the three piece en-suite.

En-Suite 8'1" x 2'10" (2.48 x 0.87)

Three piece suite consisting of the toilet, sink and shower with tiled flooring.

Bedroom Four 8'3" x 11'4" (2.54 x 3.47)

Double glazing window to front aspect. Carpeted, radiator and coving to ceiling.

Bedroom Five 8'5" x 9'10" (2.59 x 3.00)

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling.

Bathroom 9'5" x 11'4" (2.89 x 3.47)

Double glazing window to side aspect. Four piece suite consisting of the toilet, sink with vanity unit, bath and shower. Tiled flooring with two towel radiators.

Master Bedroom 26'7" x 16'3" (8.11 x 4.96)

Five Velux windows to front and side aspect, carpeted and two radiators. Internal door leads into the three piece en-suite.

En-Suite 10'7" x 7'7" (3.25 x 2.33)

Double glazing window to side aspect. Three piece suite consisting of the toilet, sink and shower.

External

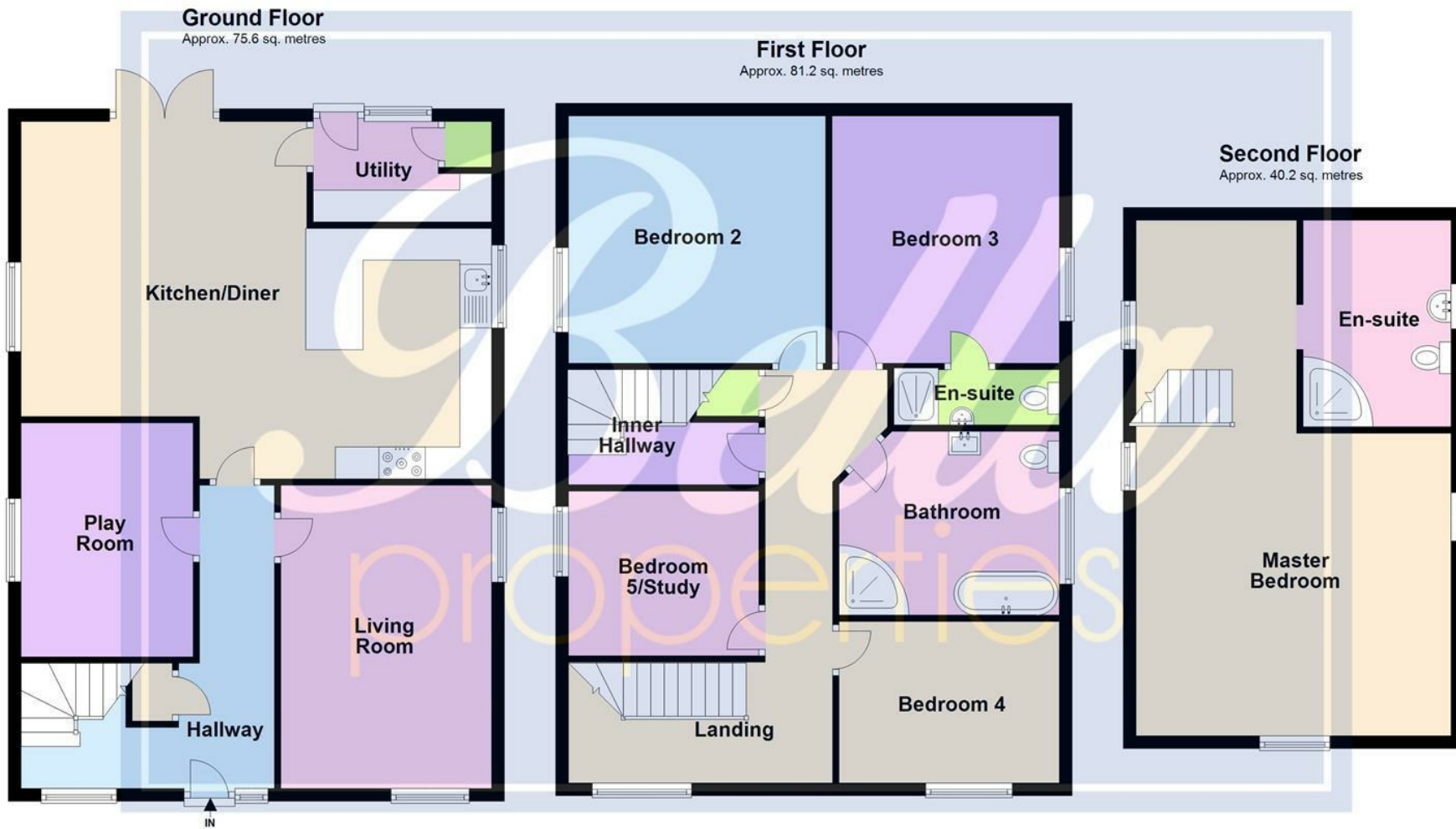
To the front of the property is low maintenance with parking for two vehicle's. To the rear you will find a beautiful private enclosed part lawned garden with a patio area for entertaining and a storage shed.

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.







Total area: approx. 197.0 sq. metres

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		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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