



2 Spa Hill
Kirton In Lindsey, DN21 4NE
£199,950

Bella
properties

This spacious FOUR bedroom end terrace house is brought for sale by Bella Properties in the town of Kirton Lindsey. Boasting TWO reception rooms, good sized kitchen area, attached conservatory, three piece bathroom suite and ample off road parking. Ideal for a family with lots of multi functional living space inside and out and has a layout which has plenty of opportunities to amend to make the property your own.

Located close to both Kirton's many local amenities as well as transport links to nearby Scunthorpe and Lincoln. This property briefly consist of the entrance hall, living room, dining room, kitchen and conservatory on the ground floor, landing, four bedrooms and three piece bathroom suite on the first floor. Externally, there is public parking at the library and to the rear offers a private lawned garden with shrubs, trees and flower beds.

Viewings available immediately and come highly recommended to appreciate this home.



Hallway 16'4" x 6'7" (4.98 x 2.02)

Entrance to the property is via the front door and into the hallway. Carpeted with internal doors leading to the dining room and living room. Carpeted stairs lead to the first floor accommodation.

Living Room 17'1" x 12'3" (5.22 x 3.74)

Entrance from the hallway, uPVC window to front aspect. Carpeted throughout, radiator, coving to ceiling and featured surround fireplace. Double doors lead to the conservatory.

Dining Room 12'0" x 14'8" (3.67 x 4.48)

Entrance from the hallway, uPVC window to front aspect. Carpeted throughout, radiator and featured surround fireplace.

Kitchen 16'2" x 14'4" (4.93 x 4.39)

Two uPVC windows to rear aspect with external door. A variety of base height and wall mounted units with complementary counters, tiled splashback, radiator and vinyl flooring. Integrated sink and drainer with space and plumbing for white goods.

Conservatory 7'7" x 6'7" (2.32 x 2.02)

Can be utilised as a office or play room with access from the living room and rear external door.

Landing 16'2" x 6'6" (4.94 x 1.99)

uPVC window to front aspect, carpeted and coving to ceiling. Internal doors lead into three bedrooms, bathroom and storage cupboard.

Bedroom One 12'0" x 14'7" (3.66 x 4.45)

Two uPVC windows to front and side aspect, carpeted, radiator and coving to ceiling.

Bedroom Two 16'2" x 9'4" (4.94 x 2.85)

uPVC window to rear aspect, carpeted, radiator and coving to ceiling.

Bedroom Three 8'1" x 12'2" (2.48 x 3.71)

uPVC window to side aspect, carpeted, radiator and coving to ceiling.

Bedroom Four 7'8" x 12'4" (2.36 x 3.76)

uPVC window to side aspect, carpeted and coving to ceiling.

Bathroom 9'10" x 5'0" (3.01 x 1.53)

Window to rear aspect, tiled flooring and splashback with radiator and combi boiler. Three piece suite consisting of the toilet, sink and bath with overhead shower.

External

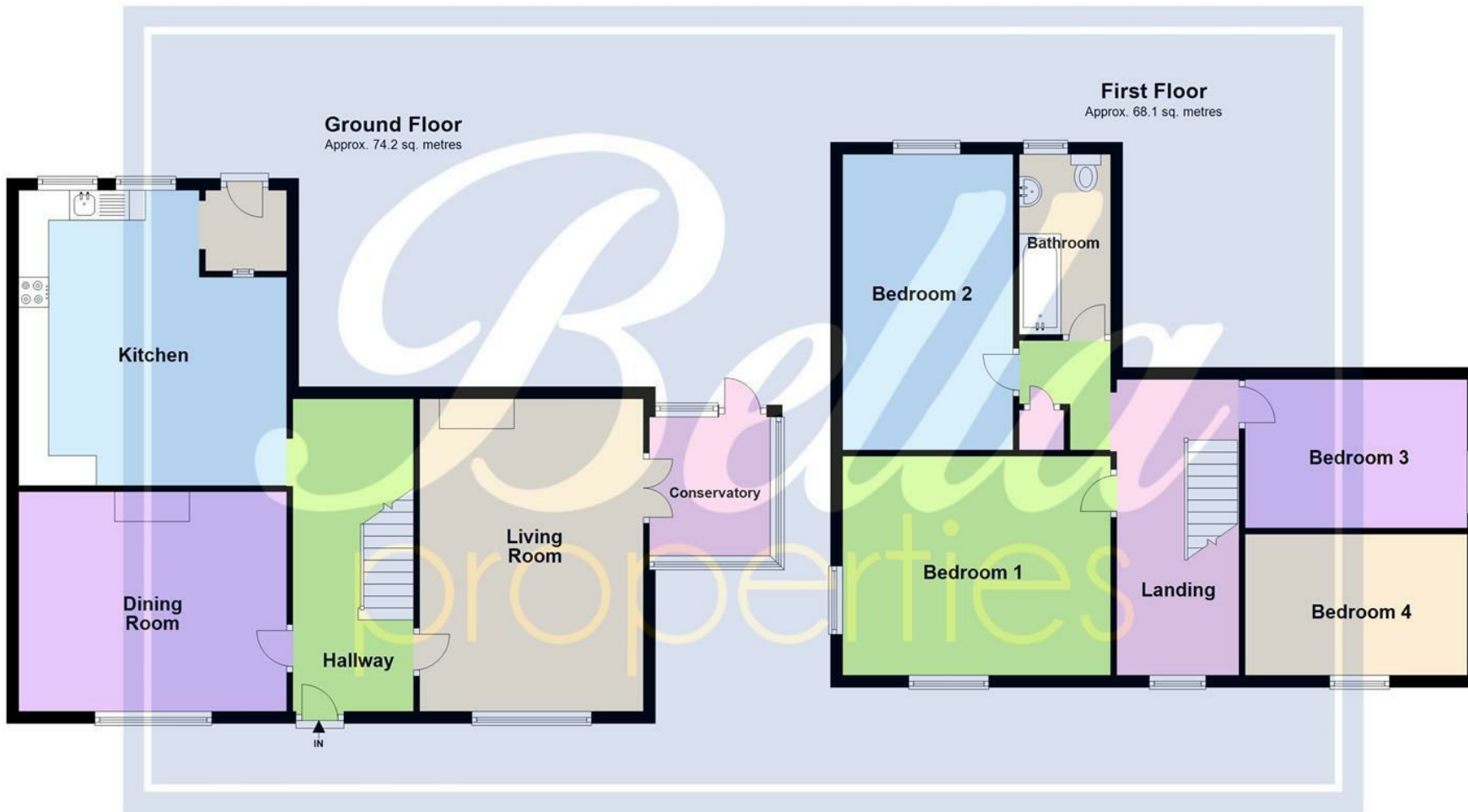
To the front is low maintenance with parking at the library public car park. To the rear offers a private lawned garden with shrubs, trees, flower beds and includes the storage shed.

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. 142.4 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		
(69-80) C		
(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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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