



6 Woodpecker Way
Kirton Lindsey, DN21 4FD
£244,950

Bella
properties

Bella Properties welcomes to the market this lovely three bedroom detached bungalow in the always popular town of Kirton Lindsey. Deceptively spacious throughout, this property would make a lovely home for a family and briefly comprises the entrance hallway, open plan lounge/diner, kitchen, hallway, three bedrooms with an en-suite from the master, and the family bathroom. Externally the property benefits from off road parking, a lawned and gravelled garden to the front and a well presented, south facing lawned garden the rear which offers a great level of privacy.

Located close to Kirton's many local amenities as well as having good access links to nearby Scunthorpe, Lincoln and Gainsborough, this home is situated in a great position. Viewings are available now and come highly recommended to appreciate this home!



Entrance Hall 5'10" x 3'9" (1.78 x 1.15)

Access to the property is via the front door and into the entrance hallway. Internal doors lead to storage cupboard and lounge/diner.

Lounge/Diner 14'11" x 21'0" (4.55 x 6.42)

A spacious room with wooden flooring, coving to the ceiling, two central heating radiators and gas fireplace set on marble effect and wood surround. uPVC bay window faces to the front of the property.

Inner Hallway

Wooden flooring with internal doors leading to the lounge/diner, kitchen, three bedrooms, bathroom and storage cupboard.

Kitchen 9'7" x 10'11" (2.94 x 3.35)

Tile effect vinyl flooring with central heating radiator and uPVC window and door to the side of the property. Base height and wall mounted wooden units with complimentary counters, tiled splashbacks, integrated oven, electric hob with overhead extractor fan and space and plumbing for white goods.

Bedroom One 12'0" x 10'1" (3.67 x 3.09)

Carpeted with central heating radiator and uPVC window facing to the rear of the property. Internal door leads to the en-suite.

En-Suite 5'9" x 5'6" (1.77 x 1.68)

Tile effect vinyl flooring with part tiled walls and uPVC window facing to the side of the property. A three piece suite consisting of shower cubicle, toilet and sink.

Bedroom Two 10'7" x 10'8" (3.24 x 3.26)

Wooden flooring with central heating radiator and uPVC French doors leading to the rear of the property.

Bedroom Three 7'0" x 7'4" (2.14 x 2.26)

Tile effect vinyl flooring with central heating radiator and uPVC window facing to the side of the property.

Bathroom 6'7" x 6'1" (2.01 x 1.87)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window to the side of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

External

The front of the property consists of a gravelled and lawned garden with a driveway offering off road parking. The driveway leads to the detached brick built garage and rear garden. The rear garden is south facing and mainly laid to lawn with established shrubs, patio seating area and wooden storage shed.

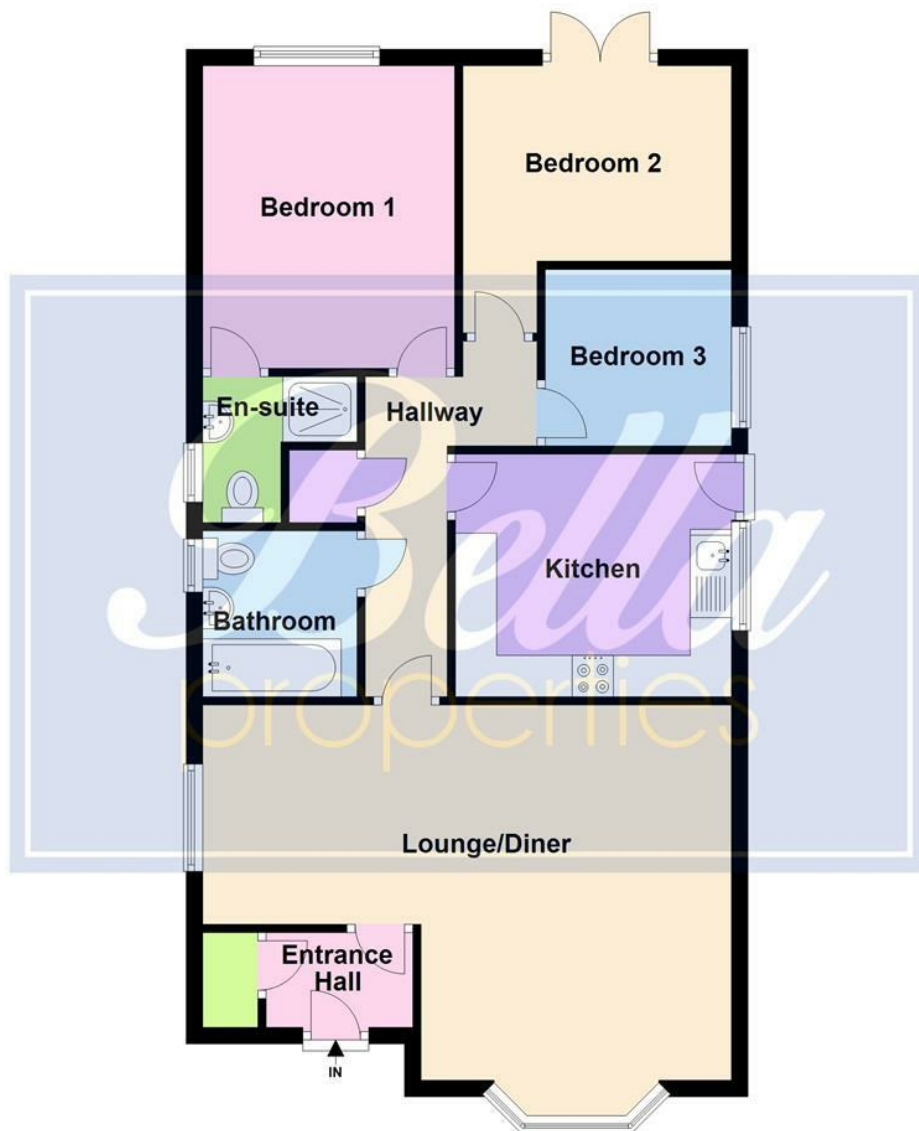
Disclaimer

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Floor Plan



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		84
(69-80) C	69	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC