



1 Bowling Green Gardens
Kirton Lindsey, DN21 4BF
£425,000

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properties

We are thrilled to present this immaculately maintained, detached property available for sale. With four well-proportioned bedrooms, two bathrooms, and three reception rooms, this home offers an abundance of space for a growing family.

The property's heart is a fabulous open-plan kitchen, equipped with modern appliances, a utility room, and a dining space, making it a haven for those who enjoy cooking and entertaining. One of the home's four bedrooms boasts an en-suite, offering an extra layer of comfort and convenience.

An impressive extension to the rear of the property houses bi-fold doors, seamlessly merging the indoors with the outdoors and providing an ideal setting for alfresco dining. The property sits on a generous plot, surrounded by well-kept gardens, perfect for those with green fingers or simply seeking an outdoor sanctuary.

The location of the property is another one of its selling points. Nestled in a quiet neighbourhood, it benefits from proximity to local amenities and parks. There's also a strong local community feel, and the area is steeped in history, adding another layer of charm to this already appealing home.

This property is ideal for families looking for a spacious and well-maintained home in a friendly and historic community. Don't miss out on this opportunity to secure a home that offers a perfect blend of modern living and charm. Book your viewing today.



Hallway 7'3" x 17'3" (2.21 x 5.28) Carpeted with central heating radiator, ample built in storage and uPVC window facing to the rear of the property.

Entrance to the property is via the front door and into the hallway. Vinyl effect flooring with central heating radiator, spotlights and internal oak doors leading to the living room, W/C, kitchen/diner and garage. Carpeted stairs lead to the first floor accommodation.

Bedroom Three 9'8" x 14'6" (2.95 x 4.44) Carpeted with central heating radiator and uPVC window facing to the front of the property.

Living Room 15'4" x 10'11" (4.68 x 3.35) Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bedroom Four 7'4" x 13'2" (2.24 x 4.03) Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Kitchen/Diner 10'10" x 28'4" (3.31 x 8.66) Vinyl effect flooring throughout with vertical radiator, spotlights and uPVC window facing to the rear of the property. A stunning, modern kitchen/diner with base height and wall mounted units, complimentary counters and splashbacks and integrated appliances.

Bathroom 7'7" x 6'1" (2.33 x 1.86) Vinyl effect tiled flooring with part tiled walls, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of sink with vanity unit, toilet and bathtub with overhead shower.

Utility 5'10" x 7'4" (1.8 x 2.26) Vinyl effect flooring with base height and wall mounted units, complimentary counters and splashbacks, integrated sink and drainer with space and plumbing for white goods. External door gives access to the side of the property.

External This property is set on a great sized plot with a large driveway offering ample off road parking. There are well presented lawned gardens to the front and access to the rear is down the side of the property. The rear garden is mainly laid to lawn with patio seating areas, perfect for entertaining. The rear garden offers an excellent level of privacy.

W/C 3'1" x 5'10" (0.94 x 1.80) A two piece suite consisting of toilet and sink.

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.

Sun Room 11'9" x 9'10" (3.6 x 3.02) Vinyl effect flooring with vertical radiator, apex window to the rear with bifold doors.

Landing 10'6" x 9'1" (3.21 x 2.77) Carpeted with spotlights and internal oak doors leading to all four bedrooms, family bathroom and storage cupboard.

Master Bedroom 11'1" x 18'0" (3.39 x 5.49) Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property. Internal door leads to the en-suite.

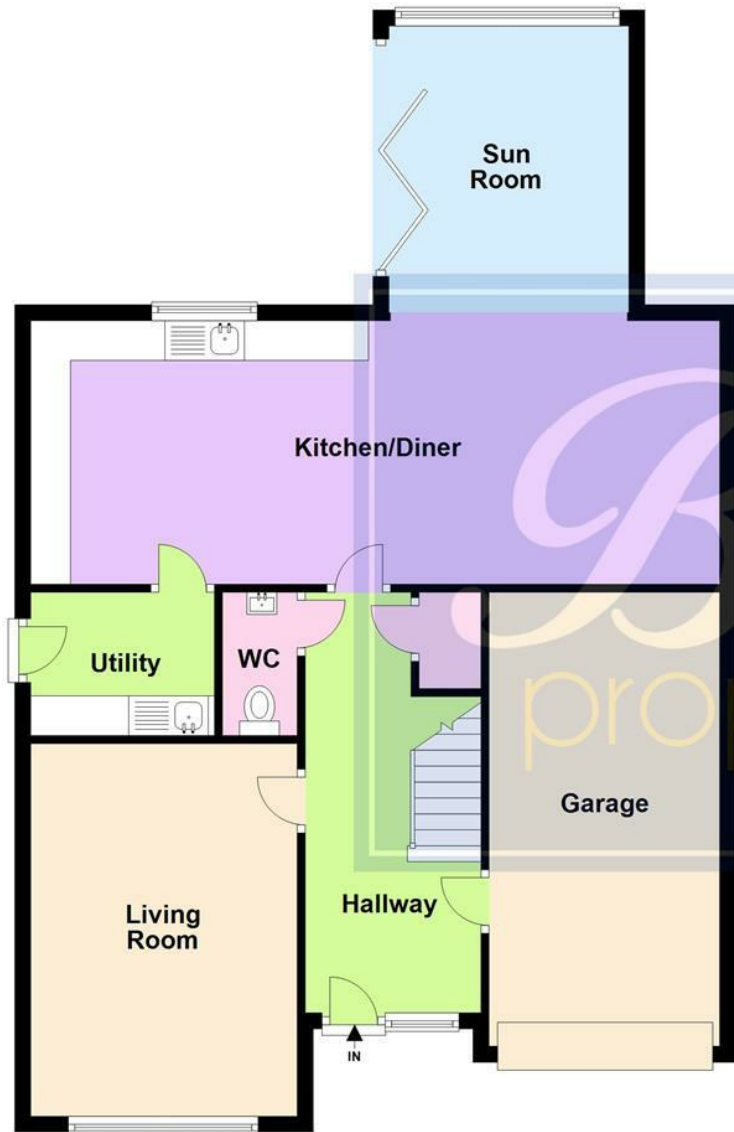
En-Suite 7'1" x 9'3" (2.17 x 2.84) Vinyl effect tiled flooring with part tiled walls, spotlights, heated towel rail and uPVC window facing to the front of the property. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

Bedroom Two 14'10" x 11'1" (4.53 x 3.39)





Ground Floor



First Floor



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	87	88
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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