



3 Church Street, Kirton Lindsey, DN21 4BT

£275,000

Superb chance to buy this lovely traditional home on an excellent plot in the popular village of Kirton in Lindsey that has so much potential but does require refurbishment throughout. This home stands really well on a large plot, elevated from the road with a driveway that sweeps down the side and right round to the garage at the back of the extended house. The layout is flexible with bedrooms in both the main house and in the rear extension and there are two reception rooms too.

Available for viewings now please call to book your appointment.



Entrance hall

Lounge 21'10" x 12'5" (6.66 x 3.80)



Sitting room 10'10" x 12'5" (3.32 x 3.80)



Kitchen 7'4" x 14'1" (2.26 x 4.31)



Utility 7'9" x 6'9" (2.38 x 2.07)

Rear hall



Wetroom 7'9" x 9'0" (2.37 x 2.75)



Bedroom one 11'11" x 12'6" (3.65 x 3.83)



Bedroom two 7'8" x 12'6" (2.34 x 3.82)



Bedroom three 12'5" x 12'8" (3.80 x 3.88)



Outside front



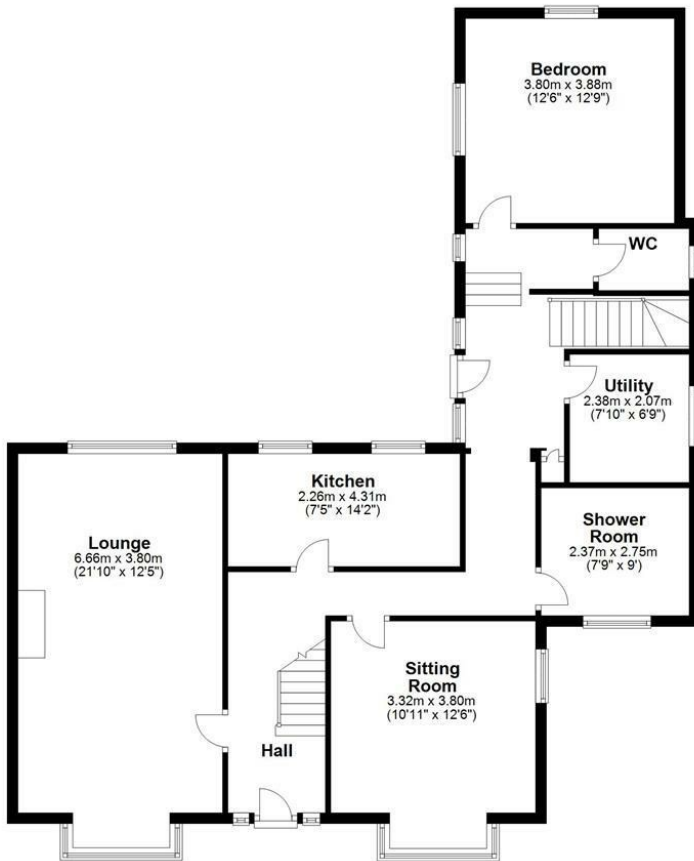
Outside rear



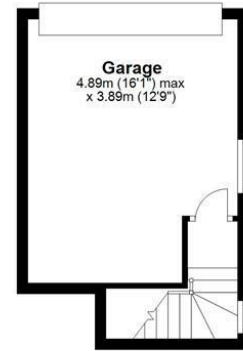
Garage 16'0" max x 12'9" (4.89 max x 3.89)

# Floor Plan

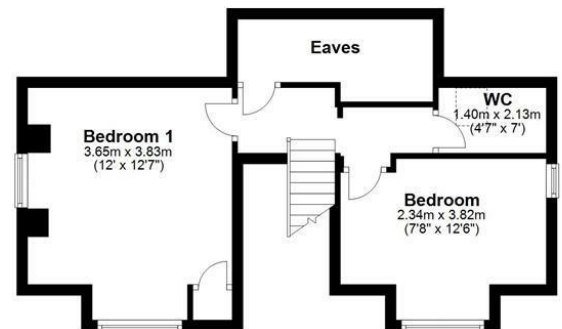
**Ground Floor**  
Approx. 97.9 sq. metres (1053.4 sq. feet)



**Basement**  
Approx. 21.6 sq. metres (232.4 sq. feet)



**First Floor**  
Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 157.6 sq. metres (1695.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.