



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



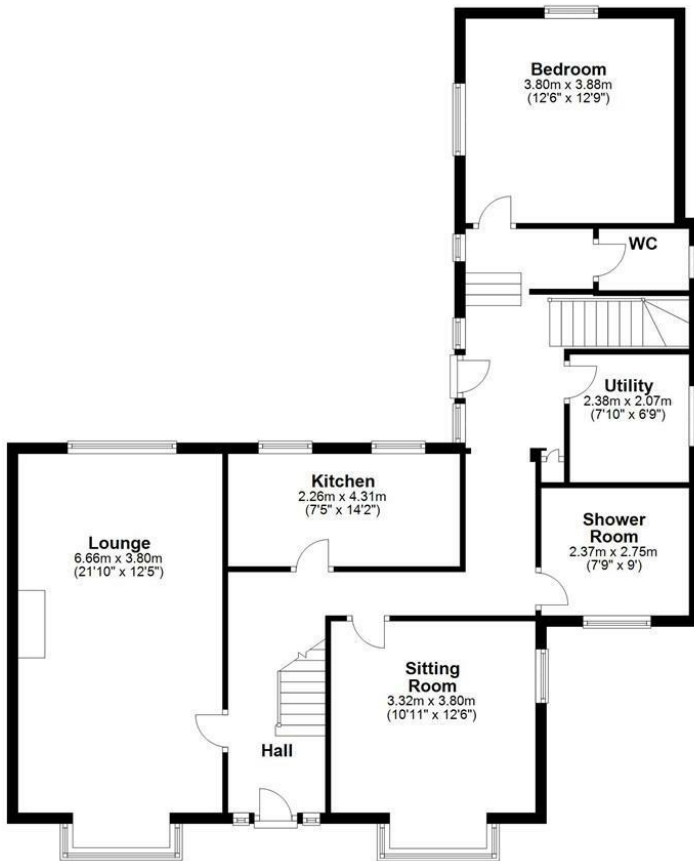
Outside rear



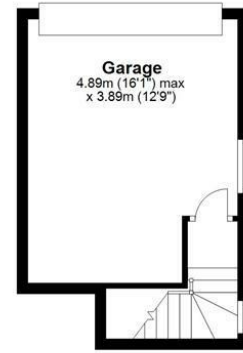
Garage 16'0" max x 12'9" (4.89 max x 3.89)

Floor Plan

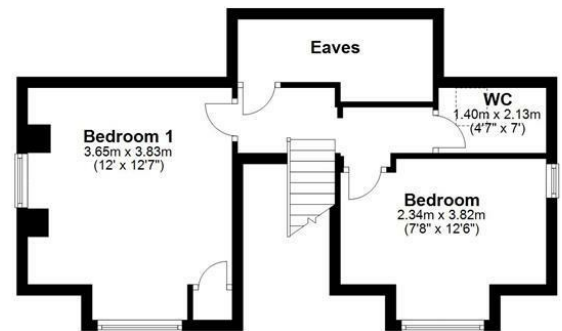
Ground Floor
Approx. 97.9 sq. metres (1053.4 sq. feet)



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) A		
(81-91) B		81
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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