



TWO HOOTS GRAYINGHAM ROAD

GAINSBOROUGH, DN21 4EW

£435,000
FREEHOLD

Welcome to Two Hoots in Kirton Lindsay. This impressive detached five-bedroom family home offers ample flexibility and space, perfect for a growing family.



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TWO HOOTS GRAYINGHAM



DESCRIPTION

Welcome to Two Hoots in Kirton Lindsay. This impressive detached five-bedroom family home offers ample flexibility and space, perfect for a growing family.

Upon entering the property, you are greeted by a large entrance hallway leading to a generous dual-aspect living room featuring a fireplace. Adjacent to the living room, there is a formal dining room, currently utilized as a pool games room, which includes French doors opening to the stunning, non-overlooked rear gardens.

The spacious kitchen/breakfast room is ideal for family gatherings, and the well-equipped utility room includes a door to a WC and an integral door to the double garage with up-and-over doors.

Upstairs, the master bedroom boasts a walk-in wardrobe and an en-suite bathroom. There is also a guest bedroom with an en-suite, plus three further good-sized double bedrooms served by a well-equipped family bathroom.

This property has tremendous potential for personalization, allowing you to make it your forever home. It offers unobstructed views over open countryside and is conveniently located near the A15 and well-regarded schools. This home is sure to be popular, given its excellent features and prime location.

ENTRANCE HALLWAY

Accessed through a decorative UPVC double glazed door with stairs to the first floor, a radiator and a storage cupboard leading into:-

LIVING ROOM

Dual aspect with a UPVC double glazed bay window to front aspect, 2 X UPVC double glazed windows to the

side aspect, UPVC French doors to the rear aspect, feature gas fire, 2 X radiators, space for comfy sofas and TV cabinet.

GAMES ROOM

With UPVC French doors to rear aspect, a radiator, double doors into living room.

KITCHEN / DINER

With a UPVC double glazed window to rear and side aspect, range of wall and base units with laminate worktops, stainless steel one and a half drainer sink with chrome mixer tap, space and plumbing for a dishwasher, space for an American style fridge/freezer, electric fan assisted oven with electric hob and stainless steel extractor fan, space for a six seater dining table and a radiator.

UTILITY

With a UPVC double glazed door and window to rear aspect, range of base and larder style cupboards, Belfast sink with chrome mixer tap, housing boiler, space and plumbing for a washing machine and a radiator.

DOWNSTAIRS WC

With an opaque UPVC double glazed window, WC, hand wash basin and a radiator.

GALLERY LANDING

With a UPVC double glazed window to front aspect, storage cupboard, and a radiator leading into:-

MASTER BEDROOM ONE

With a UPVC double glazed window to front aspect, radiator, space for a king size bed with side draws and wardrobes.

MASTER DRESSING AREA

With a UPVC double glazed window to side aspect, built in wardrobes with hanging rails leading into:-

MASTER EN-SUITE

With a P shaped bath with overhead shower, WC, hand wash basin, chrome towel heater and extractor fan.

BEDROOM TWO

With a UPVC double glazed window to rear aspect, space for a king size bed, builtin overhead cupboards and space for draws leading into:-

BEDROOM TWO EN-SUITE

With a P shaped bath with overhead shower, WC, hand wash basin, towel heater and extractor fan.

BEDROOM THREE

With a UPVC double glazed window to rear aspect, space for a king size bed with side draws and storage, and a radiator.

BEDROOM FOUR

With a UPVC double glazed window to the side and front aspect, radiator, space for a double bed and storage or great home office.

INNER HALLWAY

With a UPVC double glazed window to side aspect, radiator leading into:-

BEDROOM FIVE

With a UPVC double glazed window to side aspect, space for a double bed and wardrobes.

FAMILY BATHROOM

With an opaque UPVC double glazed window to side aspect, panelled bath, WC, hand wash basin, walk in shower, towel heater.

EXTERNALLY

The front of the property has a dwarf brick wall with a block paved driveway providing off street parking for several vehicles leading to the double garage. The

non over looked rear garden is fully enclosed with timber fencing, laid to lawn with a block paved patio area, mature shrubs and borders with a raised decking area to take advantage of the views.

GARAGE

Double garage with 2 X up and over doors, electric sockets and a timber door leading into the garden.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2690.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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