



26 QUEEN STREET GAINSBOROUGH, DN21 4NX

£250,000
FREEHOLD

This charming three-bedroom detached property is beautifully maintained and boasts a well-presented interior, reflecting the care of its current owners. Located in the sought-after village of Kirton Lindsey, the home offers a range of desirable features. These include a spacious garden, a separate utility room, a convenient downstairs W.C., and an attached garage. Additionally, the property is being offered with no onward chain, ensuring a smooth transition for prospective buyers. It's an ideal family home in a tranquil village setting.



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ENTRANCE HALLWAY

As you enter the property through the entrance door you are met with a spacious hallway with stairs to the first floor

LOUNGE

This light dual aspect front facing room has windows to both sides and a central feature fireplace with surround

KITCHEN

Rear facing with a window and door to the rear garden, range of wall and base units in white with complimentary worktops, built in double oven, ceramic hob with extractor over, space and plumbing for dishwasher and tiled splashbacks

UTILITY

With space for upright fridge freezer and plumbing and space for a washing machine, This room houses the central heating boiler

W.C

With vanity hand wash basin, low flush W.C and a window to the rear aspect

FIRST FLOOR HALLWAY

With access to the loft and doors to all principle first floor rooms

BEDROOM ONE

Front facing room with space for kingside bed and bedroom furniture, this room also benefits from a large storage cupboard

BEDROOM TWO

This front facing room has space for a double bed plus bedroom furniture

BEDROOM THREE

This rear facing room has space for a single bed

BATHROOM

With paneled bath with shower over and side shower screen, vanity wash hand basin and low flush W.C and tiling to half walls

EXTERNALLY

As you approach the property from the front you are met with a concrete well maintained driveway giving off road parking for multiple vehicles and access to the attached garage, a small lawned area adds curb appeal and a brick wall to the front creates the boundary

The west facing rear garden can be accessed from the front via a gateway and also from the rear of the property and is mainly laid to lawn with decorative trees and shrubs, a good sized elevated patio provides space for seating and houses the summer house. and the timber garden shed sits towards the end of the garden

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(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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