



9 HIGHFIELD DRIVE GAINSBOROUGH, DN21 4EB

£265,000
FREEHOLD

Nestled in the charming village of Kirton Lindsey, this delightful detached house on Highfield Drive offers a perfect blend of comfort and space. Built in 1965, the property boasts a generous 1,377 square feet of living area, making it an ideal family home.



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DESCRIPTION

Welcome to this charming three-bedroom detached family home on Highfield Drive, located in the highly sought-after area of Kirton Lindsey.

This beautifully maintained property offers fantastic ground floor living space and boasts a delightful, non-overlooked rear garden—perfect for families or those who enjoy privacy.

Upon entering, you're welcomed by a bright reception hallway that provides access to a utility room and a dual-aspect living room, ideal for relaxation or entertaining guests. The heart of the home is the spacious, open-plan kitchen and dining area, featuring a classic shaker-style cream kitchen with ample workspace and room for a six-seater dining table. To the rear, the property benefits from an extension currently used as a sunroom, which also serves as a children's playroom—a versatile space to suit your needs.

Upstairs, the master bedroom is generously sized and includes a large storage cupboard, with two further well-proportioned bedrooms completing the layout. All bedrooms are served by a modern family bathroom.

Externally, the property provides off-street parking at the front and a private, beautifully maintained garden at the rear—perfect for outdoor dining and play.

This home truly offers a blend of style, comfort, and practicality in a prime location.

ENTRANCE HALLWAY

Enter via uPVC double glazed door, light, coving, stairs to the first floor, radiator and understairs storage, leading into:

LIVING ROOM

Light, uPVC double glazed window to the front aspect, two radiators, feature gas fire with marble surround, timber French doors leading into the sun room.

KITCHEN / DINER

Spotlights, French doors to the rear, with a range of cream shaker style wall and base units with solid timber worktops, Belfast sink, space and plumbing for a washing machine, integrated dishwasher, Belling range master style double over with five electric ring hob with stainless steel extractor fan, space for an American style fridge freezer. Opening seamlessly into the dining area where you will find panelling to wall, radiator, ample space for a six-seater dining table.

SUNROOM

Leading into the sunroom currently being used as a playroom with two lights and coving, uPVC double glazed window to the rear aspect and a sliding patio door to the rear, radiator, panelling to the wall.

UTILITY ROOM

Light, coving, uPVC double glazed window to the front aspect, Worcester Bosch combi boiler, space for dryer, good selection of white high gloss wall and base units.

FIRST FLOOR HALWAY

As you go halfway up the half spiral stairs you will see a uPVC double glazed window, then onto the first floor hallway with loft hatch access, then leading into:

BEDROOM 1

Light, coving, uPVC double glazed to the front aspect, radiator, large storage cupboard.

BEDROOM 2

Light, coving, uPVC double glazed window to the front aspect, radiator, nice selection of built in double wardrobe with matching draws,

BEDROOM 3

Light, coving, uPVC double glazed window the rear aspect, radiator,

FAMILY BATHROOM

Spotlights, coving, two uPVC obscure glazed windows to the rear aspect, vanity house hand wash basin, P shaped panelled bath with shower over, low flush WC, chrome towel heater.

REAR EXTENAL

Fully enclosed with timber fencing, lovely decking area off the French doors from the Livingroom, lay to lawn, cherry blossom tree, currently enjoying a non-overlooked position.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1377.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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