



14 INGS ROAD GAINSBOROUGH, DN21 4BU

£375,000
FREEHOLD

Welcome to Beechwood House – a beautifully presented detached home situated on a desirable corner plot in the town of Kirton Lindsay. This spacious property boasts generous private gardens, a double garage, and a large driveway.



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DESCRIPTION

Inside, you'll find a welcoming entrance hallway leading to a bright and airy living/dining room, featuring a charming multi-fuel stove and views over the rear garden. The conservatory offers additional living space, while the elegantly appointed sitting room provides a perfect retreat. The kitchen/breakfast room is well-sized, complete with a separate utility room and ground-floor WC.

Upstairs, the first floor comprises three spacious double bedrooms, including a master suite with en-suite facilities, plus a large family bathroom.

Lovingly maintained and move-in ready, Beechwood House is the perfect place for a new family to call home.

ENTRANCE

Via a uPVC door into hallway with light to ceiling, uPVC window to rear aspect, stairs to 1st floor and radiator

LIVING ROOM

Light and coving to ceiling, beautiful multi fuel stove on a tiled hearth and oak mantal, radiator, through open square archway into :

DINING ROOM

Spotlights to ceiling, x 2 uPVC double glazed windows to rear aspect, French doors into the conservatory, radiator and ample space for a 8-seater dining table

CONSERVATORY

French doors to the rear aspect, two radiators

SITTING ROOM

Light to ceiling, uPVC double glazed windows to side and rear aspect and radiator

KITCHEN

Light to ceiling, uPVC double glazed window and door to side aspect, range of maple effect shaker style wall

and base units with laminate work tops, @stoves' range master style double over with seven gas ring hob and extractor fan, space and plumbing for a dishwasher, intergrated fridge/freezer

BREAKFAST AREA

Light to ceiling, uPVC double glazed window to side aspect and radiator

UTILITY

Space and plumbing for a washing machine and tumble dryer, storage cupboards, stainless steel sink unit, low flush WC

FIRST FLOOR LANDING

Light and loft hatch access to ceiling

BEDROOM ONE

Light and coving to ceiling, uPVC double glazed window to rear and side aspect

EN-SUITE

Light to ceiling, uPVC double glazed window, vanity housed hand wash basin with storage cupboards, WC, towel heater and corner shower cubical

BEDROOM TWO

Light and coving to ceiling, x 2 uPVC double glazed windowS to rear, two double built in wardrobes and radiator

BEDROOM THREE

Light and coving to ceiling, uPVC double glazed window to rear and radiator

FAMILY BATHROOM

A lovely large family bathroom with panelled bath, corner shower cubical, hand wash basin and WC, built in storage cupboards.

EXTERNALLY

This charming period home is set within a

well-established neighbourhood and features a beautifully maintained boundary hedge for added privacy.

A timber gate provides access to the front entrance, leading through a low-maintenance gravelled display area adorned with flowers and bordered planting. A set of elegant double iron gates opens onto the expansive driveway, which guides you to the double garage. This property perfectly balances convenience with curb appeal, making it an ideal choice for modern living

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ADDITIONAL INFORMATION

Local Authority –

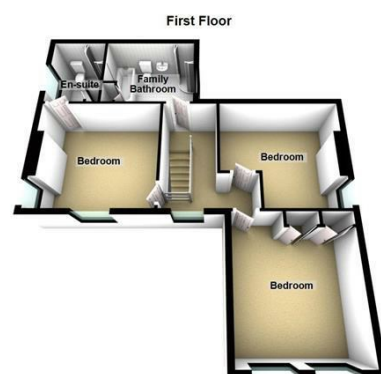
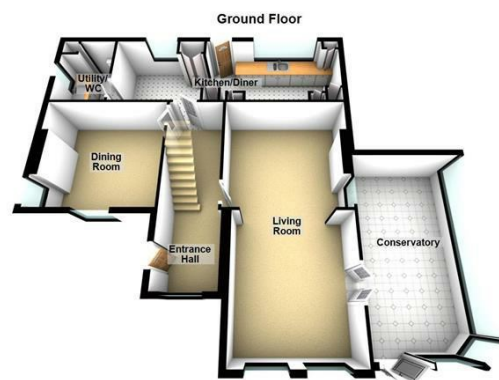
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1652.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(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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