



13 DUNSTAN HILL GAINSBOROUGH, DN21 4DU

£260,000
FREEHOLD

Welcome to Kirton Lodge on Dunstan Hill in Kirton Lindsay
This beautiful yet unique property is brimming with untapped potential and would benefit from a modernization scheme throughout.


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13 DUNSTAN HILL



DESCRIPTION

The home boasts a spacious living room with a feature log-burning stove, creating a cozy atmosphere. Off the inner hallway, you'll find a well-proportioned kitchen, an additional reception room, and a downstairs WC.

Upstairs, the first floor offers four generously sized bedrooms, two of which feature ensuite shower rooms, alongside two additional shower rooms—providing ample space and flexibility for a growing family.

Externally, the property benefits from ample off-street parking and a fully enclosed, lawned garden, perfect for relaxation or entertaining.

This is a rare opportunity to transform a distinctive home into something truly special!

KITCHEN

Entrance to property via uPVC double glazed door into the kitchen with lights, two uPVC double glazed windows to the rear aspect, a range of maple affect wall and base units, laminate worktop, electric fan assisted oven and gas hob with stainless steel extractor fan, logic ideal boiler, space and plumbing for washing machine, tumble dryer and dishwasher and an American style fridge/freezer.

LIVING ROOM

Exposed timber beam, lights to ceiling and wall, log burning stove with timber mantle on a tiled half, stairs to the first floor, two radators, panneling to the wall

INNER HALLWAY

With Light which also gives you access to:

DOWNSTAIRS WC

Light, uPVC double glazed window, radiator, WC, pedestal hand wash basin.

SNUG

Light, uPVC double glazed window to the side aspect and a radiator.

HALLWAY

Light, exposed timber beam.

BEDROOM ONE

Light, uPVC double glazed window to the side aspect, exposed timber beam, radiator.

EN-SUITE

Light, low flush WC, pedestal hand wash basin, P shaped bath with over head shower,.

BEDROOM TWO

Light, exposed timber beam, uPVC to the front access and radiator.

SHOWER ROOM

Light, WC, hand wash basin, mains controled shower.

BEDROOM THREE

Light, exposed timber beam, radiator, uPVC to the rear aspect, storage cupboard

EN-SUITE

Light, low flush WC, handwash basin, panelled bath with shower over.

SHOWER ROOM TWO

Light, corner shower, WC, hand wash basin.

HOME OFFICE / BEDROOM FOUR

Light, uPVC double glazed window to the rear aspect, radiator.

EXTERNALLY

Rear of the property offers really good size garden with off street parking, low maintained gravel also giving you access to two out buildings for storage both with electric, elevated border, enclosed with brick wall.

ANNEX

This property includes a spacious annex located at the rear, near the parking area, offering huge potential for various upgrades. The annex could serve as a self-contained living space for teenagers, elderly parents, or guests.

Currently, it comprises an entrance porch, a living area, a bedroom, and a bathroom facility. At the rear, there's an enclosed lawned garden, providing a private outdoor space.

With the right vision, this annex could be transformed into a home office, studio, or independent living quarters—a fantastic opportunity to customize the space to suit your needs.

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ADDITIONAL INFORMATION

Local Authority –

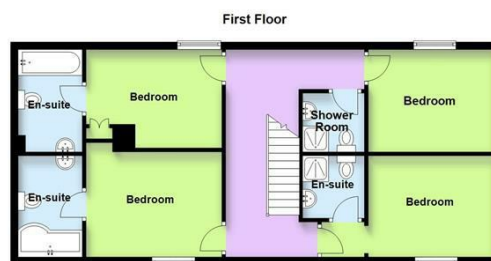
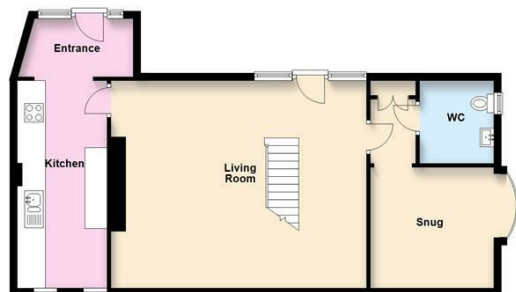
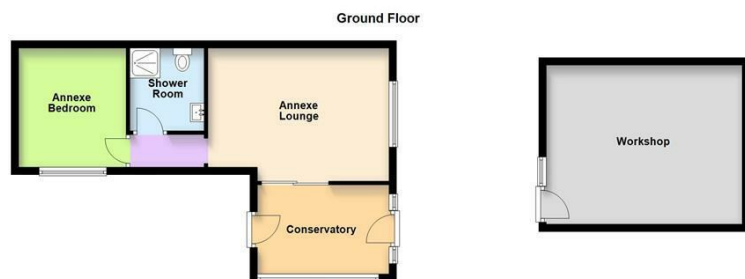
Council Tax – Band E


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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