

20 FUSILIER WAY

GAINSBOROUGH, DN21 4LJ

£350,000
FREEHOLD

We are proud to present this beautifully extended five/six-bedroom property, perfectly situated in the popular town of Kirton Lindsey. Originally designed as a four-bedroom home, the thoughtful extension has created two additional bedrooms, offering flexible space ideal for a growing family or a home office setup. This spacious home provides modern living with ample space for relaxation and entertaining.



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DESCRIPTION

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ENTRANCE HALLWAY

Accessed through a composite door, the welcoming hallway features two storage cupboards and a staircase leading to the first floor.

DOWNSTAIRS WC

Includes a pedestal hand wash basin, low-level WC, and an opaque UPVC double-glazed window to the side aspect.

SNUG / OFFICE

A versatile space with a UPVC double-glazed window to the front aspect and a radiator.

KITCHEN / DINER

The kitchen has a UPVC double glazed bay window to the front aspect and is fitted with cashmere grey wall and base units, laminate worktops, a central island with hob and extractor fan, integrated fridge/freezer, Neff double oven, and dishwasher. Dining area with feature pendant lighting and dual-aspect UPVC double-glazed windows to front and side aspect.

LIVING ROOM

A generous reception space with UPVC double-glazed windows to side aspect, and bifold doors opening onto the rear garden.

FIRST FLOOR LANDING

Features an alcove storage space and stairs leading to the second floor.

MASTER BEDROOM

Includes built-in floor-to-ceiling wardrobes, a UPVC double-glazed window to the rear, and a radiator.

MASTER EN-SUITE

With an opaque UPVC double glazed window to side aspect, fitted with a shower enclosure, pedestal hand wash basin, low-level WC, and a towel radiator.

BEDROOM TWO

A spacious room with built-in wardrobes, a UPVC double-glazed window to the front, and a radiator.

BEDROOM THREE

A bright space with a UPVC double-glazed window to the rear and a radiator.

BEDROOM FOUR

Dual aspect with UPVC double-glazed windows to the front and side, plus a radiator.

FAMILY BATHROOM

With an opaque UPVC double glazed window to side aspect, a modern suite featuring a double shower with sliding doors, a bath with a hand-held shower head, a pedestal hand wash basin, a low-level WC, and a towel heater.

SECOND FLOOR LANDING

Features a Velux-style window and a radiator.

BEDROOM FIVE

Includes spotlights to the ceiling, a Velux window to the rear, and a radiator.

BEDROOM SIX

Similar to bedroom five, with spotlights, a Velux window, and a radiator.

EXTERNALLY

The rear non over looked garden is fully enclosed with timber fencing, beautifully maintained and private

space, featuring a large lawn and a flagstone entertaining area under a roofed pergola, perfect for outdoor dining and relaxation. This has access to the converted garage which has been transformed into a bar and snug at one end with additional storage at the other, making it an ideal space for entertaining.

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ADDITIONAL INFORMATION

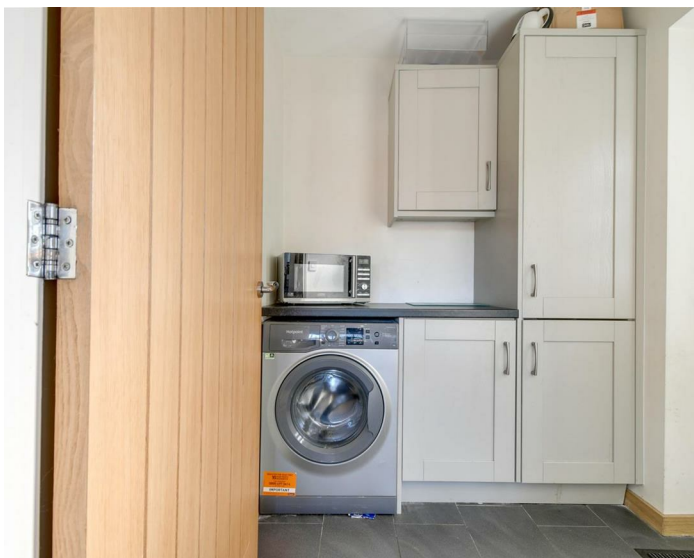
Local Authority –

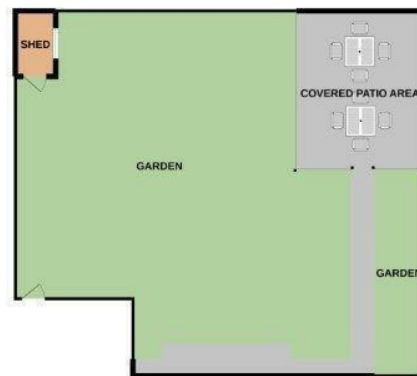
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2142.00 sq ft

Tenure – Freehold





DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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