



7 WELLINGTON GROVE

KIRMINGTON, DN39 6AU

£385,000
FREEHOLD

Stunning four-bedroom executive detached home, built in 2022, set on an exclusive cul-de-sac with views of the village church and school. Featuring a breathtaking open-plan kitchen living space, elegant lounge with log-burning stove, ensuite master, landscaped garden, garage and large carport.



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01724 642002

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FULL DESCRIPTION

Built in 2022 and finished to an outstanding standard, this gorgeous executive home offers style, space and sophistication in equal measure. Set within a peaceful cul-de-sac of only a handful of exclusive homes, it boasts a superb position with views of the village church and school, perfectly blending modern living with timeless village charm.

From the moment you step inside, the sense of quality is undeniable. Flooded with natural light thanks to sleek interior glazed doors, the home flows effortlessly from room to room. The showpiece is the breathtaking open-plan kitchen, dining and living space – a truly impressive heart of the home with French doors opening onto the garden, creating the ideal setting for family gatherings and entertaining alike.

A separate lounge offers a warm and inviting retreat, centred around a striking log-burning stove set in a contemporary inglenook brick fireplace – the perfect spot to relax on a cosy evening.

Upstairs, you'll find four generous double bedrooms, including a stunning master suite complete with a stylish ensuite shower room. A modern family bathroom serves the remaining bedrooms, each designed with comfort and space in mind.

The appeal continues outside, where the property enjoys a beautifully landscaped garden plot with delightful views of the historic church. A detached garage and substantial covered car port provide excellent parking and storage, while a practical utility room with side access and downstairs W.C. add everyday convenience.

Energy efficiency has also been considered, with an air source heat pump central heating system offering

comfort with lower running costs.

Perfectly located in a highly desirable village close to Humberside Airport, this exceptional home offers the best of both worlds – a quiet, picturesque setting with easy access to transport links and nearby amenities.

ENTRANCE HALLWAY

LOUNGE

STUDY

DOWNSTAIRS W.C

UTILITY

KITCHEN/LIVING/DINING

FIRST FLOOR HALLWAY

BEDROOM ONE

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

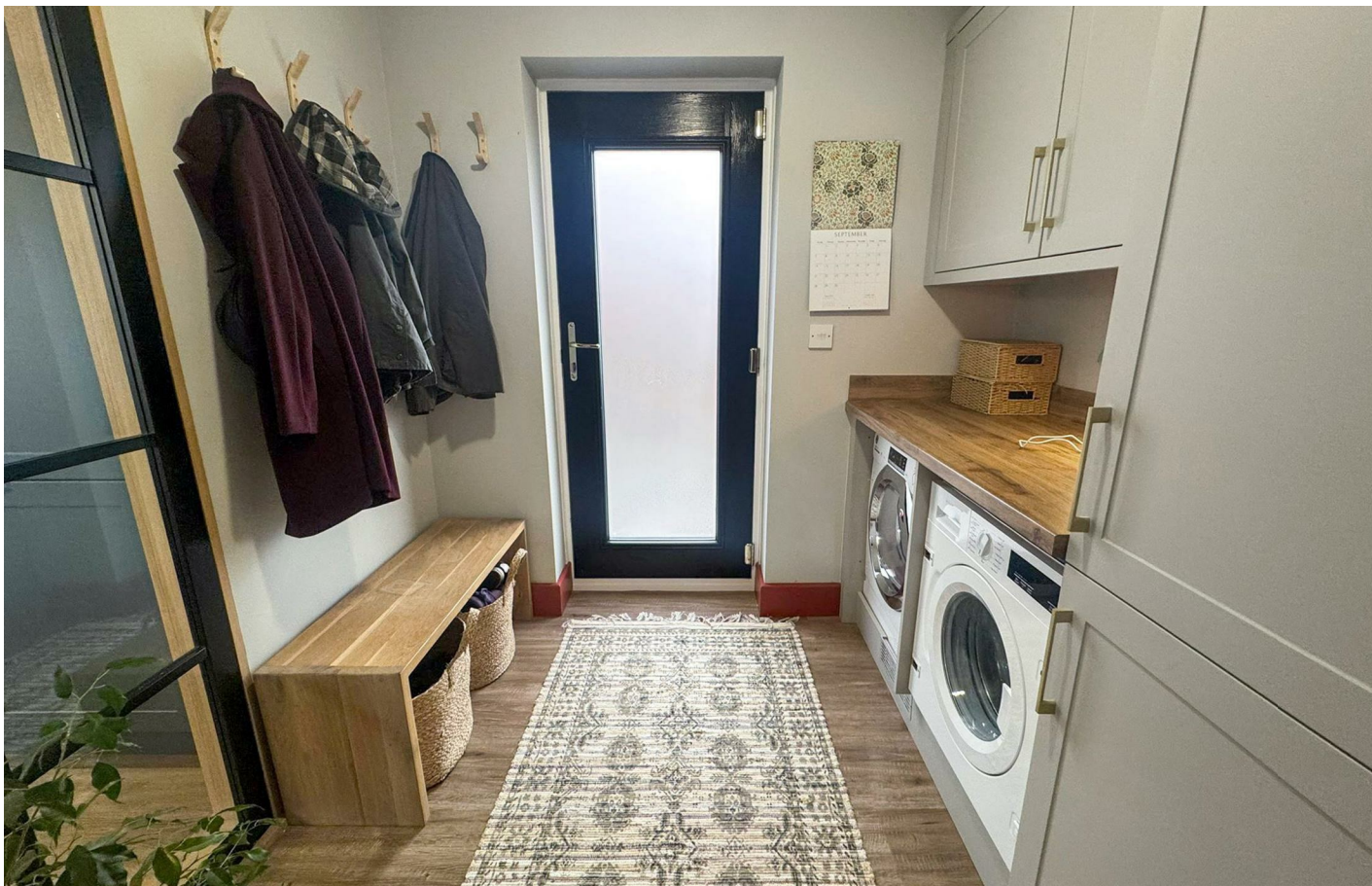
FAMILY BATHROOM

GARDENS, DETACHED GARAGE AND CARPORT

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ADDITIONAL INFORMATION

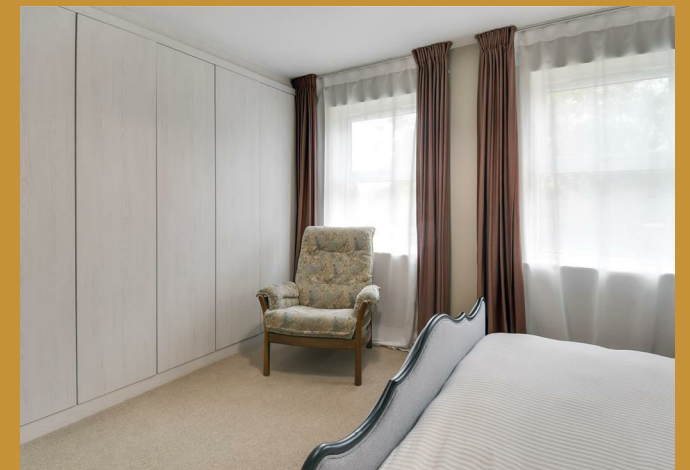
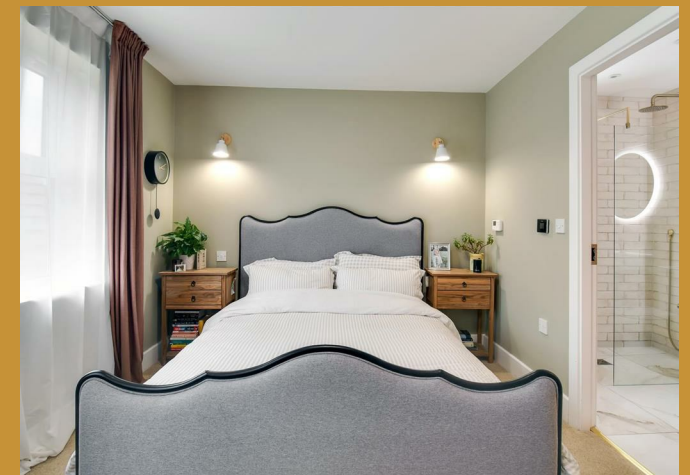
Local Authority –

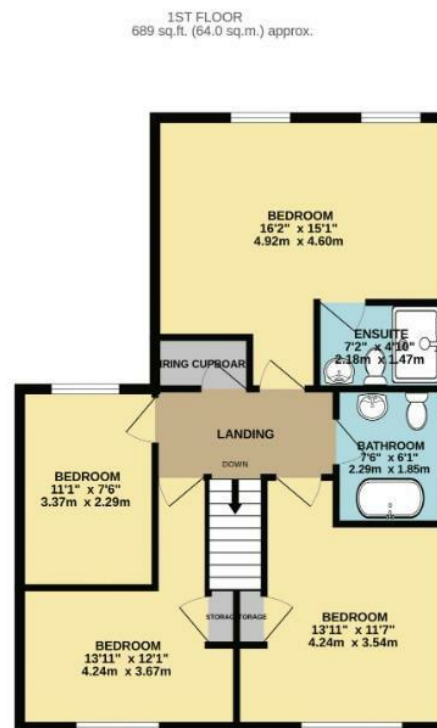
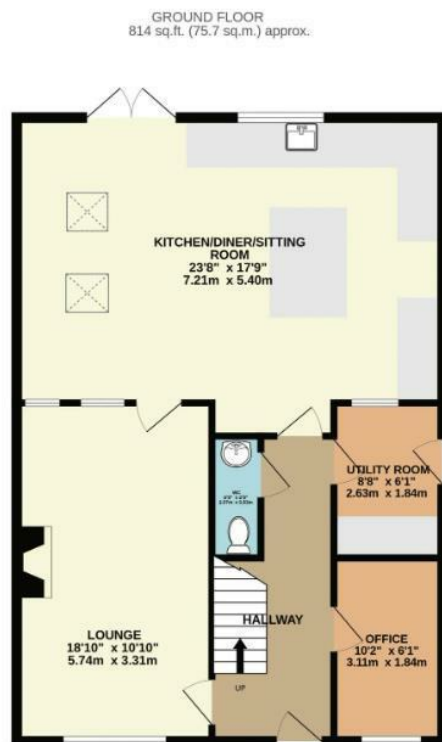
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.

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		95
(81-91) B	87	
(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	

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monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>

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01724 642002