



10 DARWIN STREET

GAINSBOROUGH, DN21 4BZ

£135,000
FREEHOLD

Beautifully presented two-bedroom end of terrace home in the heart of Kirton in Lindsey, offered to the market with no onward chain. Featuring a spacious lounge with exposed brick fireplace, modern shaker-style kitchen diner with skylight, and a low-maintenance enclosed rear garden with large timber outbuilding – perfect for first-time buyers, downsizers or investors alike.



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DESCRIPTION

Beautifully Presented Two Bedroom End Of Terrace Home In The Heart Of Kirton In Lindsey – No Onward Chain

Situated on Darwin Street in the popular market town of Kirton in Lindsey, this charming two-bedroom end of terrace home has been beautifully presented throughout and is offered to the market with no onward chain. Ideal for first-time buyers, downsizers, or investors alike, the property combines character features with modern fittings and a low-maintenance garden.

Entering through the front door, you are welcomed into a spacious lounge featuring a stunning exposed brick fireplace with a wooden beam mantel, tiled hearth, and electric stove fire. This inviting room is filled with natural light and offers a comfortable space to relax, complete with tasteful décor and wood-effect flooring.

Through the lounge lies the bright kitchen diner, beautifully fitted with a range of cream shaker-style wall and base units, complemented by wood-effect worktops, tiled splashbacks, and an integrated oven, hob, and extractor fan. A rear-facing window and skylight flood the room with light, while there is ample space for a dining table and chairs. A built-in understairs cupboard provides useful storage, and there is a door through to a handy utility/WC with plumbing for laundry appliances. A rear door opens out into the garden, and a staircase leads to the first floor.

Upstairs, there are two bedrooms and a family bathroom. The main bedroom is a generous double featuring an original decorative cast iron fireplace, adding a lovely period touch. The second bedroom is

ideal as a guest room, child's bedroom, or home office, enjoying views over the rear garden. The bathroom is fitted with a modern white suite comprising a bath with shower over, WC, bowl-style wash basin, heated towel rail, and a built-in storage cupboard.

Outside, the property fronts directly onto the public footpath. The rear garden is fully enclosed with timber fencing and side gate access, designed for easy maintenance with tiered gravel sections, planted borders, and a large timber garden shed that provides versatile space for storage, hobbies, or seating to enjoy the garden.

Perfectly positioned close to local amenities, schools, and transport links, this attractive home offers a fantastic combination of character, comfort, and convenience, and is offered to the market with no onward chain.

LIVING ROOM

Step inside through the front door into a spacious and welcoming lounge featuring a stunning exposed brick fireplace with wooden beam mantel, tiled hearth, and electric stove fire. The room enjoys a light and airy feel, enhanced by tasteful décor and wood-effect flooring.

KITCHEN DINER

Through the lounge is a bright and modern kitchen diner with a rear-facing window and a skylight flooding the room with natural light. The kitchen is fitted with cream shaker-style wall and base units complemented by wood-effect worktops, tiled splashbacks, and integrated oven, hob, and extractor fan. There is ample space for a dining table and chairs, a built-in understairs cupboard, and a door leading to a useful utility/WC. A rear door opens directly into the garden, and stairs rise to the first floor.



UTILITY / W.C.

A handy space incorporating plumbing for laundry appliances, low-level WC, and vanity wash basin.

BEDROOM ONE

A generous double bedroom with neutral décor and an original decorative cast iron fireplace adding period charm.

BEDROOM TWO

A good-sized single bedroom or home office with window overlooking the rear garden.

BATHROOM

Fitted with a modern white suite comprising bath with shower over, WC, bowl-style wash basin, heated towel rail, and a built-in storage cupboard.

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ADDITIONAL INFORMATION

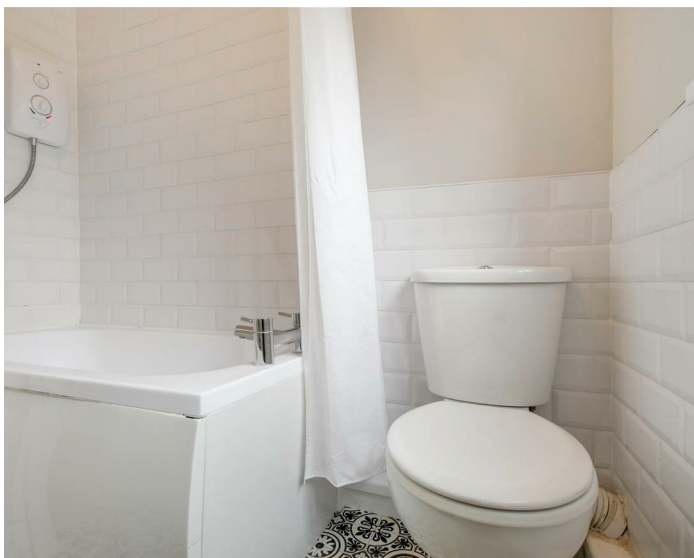
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 653.36 sq ft

Tenure – Freehold





Darwin Street

Approximate Gross Internal Floor Area : 60.70 sq m / 653.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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		
		80
	53	
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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