



55 WINDMILL WAY

KIRTON IN LINDSEY, DN21 4FE

£300,000
FREEHOLD

A Beautifully Presented Four Bedroom Detached Family Home Featuring A Stunning Orangery With Bar And Bi-Fold Doors, Modern Kitchen Diner, Home Office And Landscaped Low Maintenance Garden. A Fantastic Home Designed For Modern Family Living And Entertaining — Early Viewing Highly Recommended.



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DESCRIPTION

Stunning Four Bedroom Detached Family Home with Orangery – Windmill Way, Kirton in Lindsey

This beautifully presented four bedroom detached home is deceptively spacious and finished to a high standard throughout, offering modern family living with the added benefit of a superb orangery extension to the rear, complete with bar, lantern roof and bi-fold doors opening onto the landscaped garden.

The property is approached via a block paved driveway providing off-road parking for two vehicles, with access to an integral single garage. A welcoming entrance hallway gives access to a home office, ground floor WC, the main living room and the impressive kitchen diner, making the layout both practical and versatile for modern family life.

The modern kitchen diner is fitted with cream high gloss wall and base units with complimentary worktops and upstands, incorporating an integrated oven, hob, extractor fan, dishwasher and fridge freezer. A breakfast bar provides casual seating, with ample space for a dining table and additional seating. Just off the kitchen is a handy utility room with space for appliances and a side access door.

The spacious lounge features a stylish stove fireplace, a large understairs storage cupboard and French doors leading through to the orangery. The stunning orangery is a real highlight of the home, fitted with a contemporary bar area, lantern roof and bi-fold doors opening directly onto the rear garden - an ideal space for entertaining and relaxing alike.

Upstairs, the property offers four generous double bedrooms. The main bedroom benefits from fitted sliding door wardrobes and a modern en-suite shower

room. The family bathroom is fitted with a bath with shower over, vanity sink unit with drawer storage and WC.

Externally, the rear garden has been thoughtfully landscaped with low maintenance in mind, featuring a paved patio area, astro turf lawn, gravel section with sleeper pathway, log store and garden shed - perfect for outdoor entertaining and family use.

Entrance Hallway

A welcoming entrance hallway providing access to the home office, ground floor WC, lounge and kitchen diner, with stairs rising to the first floor.

Home Office

A useful front-facing room ideal for home working, study or hobby use.

Ground Floor WC

Fitted with a low level WC and wash hand basin.

Kitchen Diner

A spacious and modern kitchen diner fitted with cream high gloss wall and base units with complimentary worktops and upstands. Integrated appliances include oven, hob, extractor fan, dishwasher and fridge freezer. A breakfast bar provides casual seating, with ample space for a dining table and additional seating, making this a perfect family and entertaining space.

Utility Room

Located off the kitchen, the utility room offers space for appliances and benefits from a side access door, ideal for everyday practicality.

Lounge

A generously sized lounge featuring a stylish stove fireplace as a focal point, a large understairs storage cupboard and French doors opening through to the orangery, creating a bright and inviting living space.



Orangery

A stunning addition to the property, fitted with a lantern roof, bi-fold doors opening onto the rear garden and a stylish bar area. This versatile space is perfect for entertaining, relaxing or family gatherings and seamlessly connects indoor and outdoor living.

First Floor Landing

Providing access to all four bedrooms and the family bathroom.

Master Bedroom

A spacious double bedroom benefiting from fitted sliding door wardrobes and access to a modern en-suite shower room.

En-Suite Shower Room

Fitted with a shower enclosure, wash hand basin and WC.

Bedroom Two

A further generous double bedroom overlooking the rear garden.

Bedroom Three

Another well-proportioned double bedroom, ideal for family members or guests.

Bedroom Four

A versatile front facing double bedroom.

Family Bathroom

Comprising a bath with shower over, vanity wash hand basin with drawer storage and WC, finished in a modern style.

Outside

Front

Block paved driveway providing off-road parking for two vehicles, lawned frontage and access to the integral single garage, with a pathway around the

property.

Rear Garden

Beautifully landscaped with low maintenance in mind, featuring a paved patio seating area, astro turf lawn, gravel section with sleeper pathway, log store and garden shed - ideal for entertaining and outdoor enjoyment.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1593.00 sq ft

Tenure – Freehold





Total area: approx. 175.6 sq. metres (1890.5 sq. feet)



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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