



1A ST. ANDREWS STREET GAINSBOROUGH, DN21 4PJ

£325,000
FREEHOLD

Introducing this exceptional five-bedroom, three-bathroom family home on St. Andrews Street in Kirton Lindsey. Originally an old chapel, the property has been beautifully and sympathetically restored, blending character and charm with modern family living.



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01724 642002

1A ST. ANDREWS STREET

DESCRIPTION

Stunning Five-Bedroom Family Home – Former Chapel Conversion in Kirton Lindsey

Spacious and thoughtfully designed, this impressive home offers outstanding value and flexibility, providing plenty of room for a growing family.

Upon entering, you're welcomed by elegant panelled walls that lead into a cosy and inviting living room. Beyond this lies a generous open-plan kitchen, dining, and family area—flooded with natural light and complete with French doors opening out to a beautifully maintained garden. It's the perfect space for everyday living and entertaining alike.

The ground floor also features a versatile playroom that can easily be transformed into a snug, home office, or additional reception space to suit your lifestyle.

Upstairs on the first floor, you'll find a spacious master bedroom with its own ensuite, along with three further double bedrooms and a well-appointed family bathroom. The top floor offers a luxurious principal suite, featuring a large double bedroom, a dedicated dressing area, and full ensuite facilities.

Additional benefits include off-road parking and a convenient location close to local amenities, making this unique home an ideal choice for families seeking character, space, and style.

ENTRANCE HALLWAY

Entrance to the property is via the front composite door and into the hallway with wooden flooring, radiator and wood panelling. Internal doors lead into the living room, play room, kitchen, storage cupboard and carpeted stairs to the first floor.

LIVING ROOM

Two double glazing windows to front and side aspect. Carpeted, radiator and coving to ceiling.

PLAY ROOM

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling.

KITCHEN / DINER

Two double glazing windows to side aspect with patio doors to the rear. A variety of base height and wall mounted units with complementary counters, breakfast bar, tiled splashbacks, radiator and coving to ceiling. Integrated sink and drainer, double oven with gas hob and extractor fan with a free standing fridge/freezer and space for plumbing and white goods. Internal door leads into the utility.

UTILITY

Double glazing window and external door to rear aspect. Wooden flooring and radiator with complementary counter and space for plumbing and white goods. Internal door into the storage cupboard.

FIRST FLOOR LANDING

Double glazing window to front aspect, carpeted, radiator and wood panelling. Internal doors lead into four bedrooms, four piece bathroom suite, storage cupboard and inner hallway to the second floor.

BEDROOM TWO

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling.

BEDROOM THREE

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling. Internal doors lead into the three piece en-suite.

BEDROOM THREE EN-SUITE

Three piece suite consisting of the toilet, sink and shower with tiled flooring.



BEDROOM FOUR

Double glazing window to front aspect. Carpeted, radiator and coving to ceiling.

BEDROOM FIVE

Double glazing window to side aspect. Carpeted, radiator and coving to ceiling.

FAMILY BATHROOM

Double glazing window to side aspect. Four piece suite consisting of the toilet, sink with vanity unit, bath and shower. Tiled flooring with two towel radiators.

SECOND FLOOR LANDING

Opens into:-

MASTER BEDROOM

Five Velux windows to front and side aspect, carpeted and two radiators. Internal door leads into the three piece en-suite.

MATER EN-SUITE

Double glazing window to side aspect. Three piece suite consisting of the toilet, sink and shower.

EXTERNALLY

The front of the property provides off street parking for two vehicles. The rear garden is fully enclosed with a paved patio area and a raised lawn with a timber shed.

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ADDITIONAL INFORMATION

Local Authority –

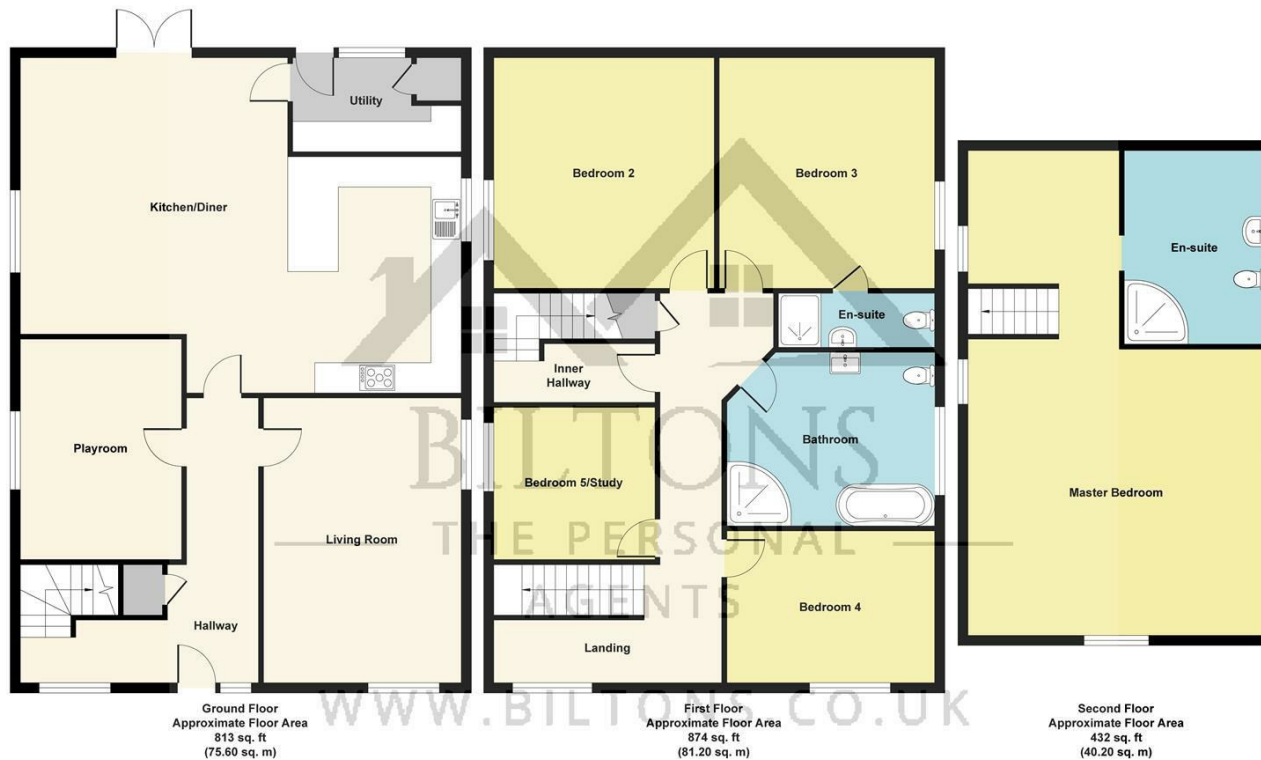
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2121.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2119 sq. ft / 197.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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

enquiries@biltons.co.uk

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