



BRADLEY JAMES  
ESTATE AGENTS



Asking price £260,000

- STUNNING INTERIOR
- INTEGRATED OPEN PLAN KITCHEN DINER
- BEDROOM ONE WITH EN-SUITE AND VIEWS OVER THE GREEN
- BATHROOM
- OFF ROAD PARKING FOR TWO/THREE CARS AND A SINGLE GARAGE
- LOUNGE WITH PANELLING AND MEDIA UNIT
- UTILITY ROOM AND CLOAKROOM
- BEDROOM TWO WITH STUNNING INTERIOR
- PRIVATE DRIVEWAY
- OVER LOOKS A GREEN

CHECK OUT THIS STUNNING PROPERTY WHICH COULD BE YOURS. PLEASE CHECK OUT THE MARKETING VIDEO

This beautiful property is a rare find in todays market. The current vendors have created a beautiful home to be proud of and it could be yours.

Not only is the interior stunning but the plot is enviable too as it is located on a private drive with only two other properties and over looks a green to the front courtesy of a bay window.

Internally there is an entrance hall which leads to the lounge and comes with feature panelled walls, a bespoke media wall and remote controlled fireplace, continuing to the open plan integrated kitchen diner with French doors that lead to the rear garden. To complete the downstairs accommodation is a utility room and cloakroom.

Upstairs, three bedrooms can be found with bedroom one having a statement bed and headboard showcasing the standard of this property, bedroom one also has an en-suite shower room adding to the convenience of this family home and views over the green are an added bonus. Bedroom two is something of dreams but could be your reality with a bespoke headboard and beautiful mood lighting creating a cosy atmosphere ideal after a long day. Bedroom three, a great space for a children's nursery, dressing room, home office or another bedroom.

Outside, the property is on a private driveway that leads to off road parking and a single garage. There is side gated access that leads to a private rear garden with patio and decking seating area, the garage also has an upgraded side door.

Kirton has great village amenities and great road links to A16 connecting Norfolk, Lincoln and Spalding. Kirton high street has a co op shop plus three other convenience shops, take away restaurants, a bakery, two pubs a doctors surgery and a primary school.

A viewing is an absolute must to appreciate the plot and interior styling that is on offer.



Council Tax Band: C





### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling.

### Lounge

20'0 x 13'6

UPVC double glazed box bay window to the front overlooking the green, radiator, media unit which have been bespoke made with a remote controlled multifunctional fireplace, power points, TV point, featured panelled wall, two media plates and skimmed ceiling. (The measurement is into the box bay window).

### Kitchen Diner

18'4 x 10'5

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with a Bosch induction hob and Bosch extractor over, integrated Bosch fridge, integrated Bosch freezer, integrated Bosch dishwasher, radiator, power points and skimmed ceiling.

### Utility Room

6'5 x 4'3

Base units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, power points, extractor fan and skimmed ceiling.

### Cloakroom

WC with push button flush, pedestal wash hand basin with mixer tap over, tiled splashback, radiator, skimmed ceiling and extractor fan.

### Landing

Power points, loft hatch, airing cupboard with shelving and wall mounted gas boiler.

### Bedroom 1

15'2 x 12'7 x 12'0 max

UPVC double glazed window to the front overlooking the green, radiator, power points, TV points, upgraded power points and skimmed ceiling with inset spotlights.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

11'0 x 10'5

UPVC double glazed window to the rear, radiator, power points, featured panelled wall and skimmed ceiling.

### Bedroom 3

9'8 x 7'7

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

### Bathroom

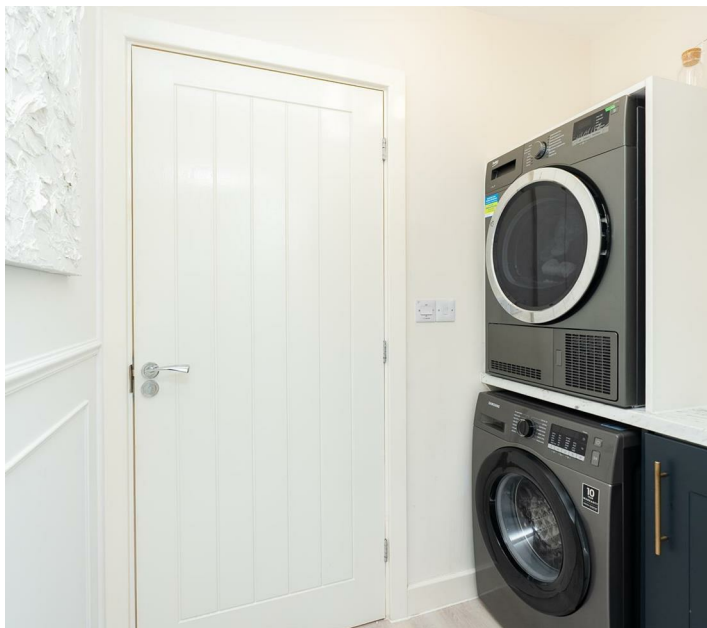
UPVC obscured double glazed window to the side, panel bath with mixer taps over and a mixer tap hand held shower head, pedestal wash hand basin with mixer tap over, WC with push button flush, wall mounted heated towel rail, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

### Outside

The property is accessed via a tarmac private drive which is shared with only two other houses. There's a green to the front, landscaped front garden with shrubs and decorative chipping, patio path leading to the front door with storm porch, courtesy light and lamp post light, tarmac off-road parking for two to three vehicles and side gated access. The garden is enclosed by panel fencing, has a patio seating area, it is predominantly laid to lawn with a raised shrub bed, decking seating area behind the garage, off the garage is a UPVC door, spotlight and tap.

### Single Garage

Metal up and over door, security light to the front and side and a UPVC door to the side leading to the rear garden.









## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

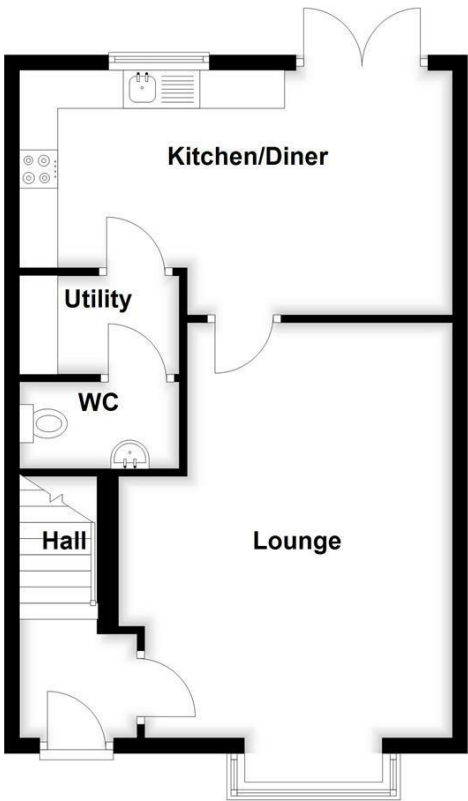
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

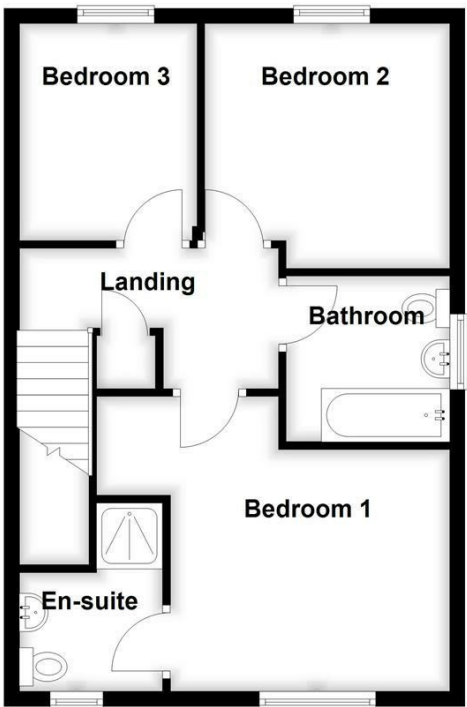
### Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 sq. feet)