



## 24 East End Kirmington, Lincolnshire DN39 6YS

Located in the village of Kirmington which is ideally placed for access to Humberside Airport, Grimsby, Scunthorpe and Hull town centres is this very attractive DETACHED FIVE BEDROOM FAMILY HOME. Caistor schools catchment area. The very spacious accommodation includes: Entrance hall, cloaks/wc, good sized lounge with the signature Keigar Homes Inglenook fireplace, second sitting room, home office, dining room, conservatory, fitted kitchen/breakfast room and utility to the ground floor. To the first floor there are FIVE excellent bedrooms, two with en suites and a family bathroom/wc. Double attached garage having a games room above. Oil central heating system. Double glazing. Beautiful front and rear gardens including ornamental pond and outdoor entertaining area.

**£495,000**

- FABULOUS DETACHED FAMILY HOME
- LARGE PLOT WITH OUTSIDE ENTERTAINING AREAS
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM/WC
- GAMES ROOM/GYM
- DOUBLE GARAGE
- OIL CENTRAL HEATING
- DOUBLE GLAZING



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### ENTRANCE HALL

Approached via a modern composite entrance door, this excellent sized hallway has a striking laminate floor, coving to ceiling and radiator. The white painted spelled staircase leads up to the first floor and has useful storage below.



### CLOAKS/WC

6'2" x 3'10" (1.90 x 1.18)

Fitted with a low flush wc and a dark mahogany effect vanity unit incorporating a counter top basin. Double glazed window. Radiator. Laminate flooring.



### STUDY/HOME OFFICE

9'9" x 7'1" (2.99 x 2.18)

Double glazed window, radiator and again fitted with laminate flooring.



### SITTING ROOM (FRONT)

11'8" x 11'8" (3.56m x 3.56m)

Double glazed window to the front elevation, coving to ceiling, radiator and laminate flooring.





### LOUNGE (REAR)

21'1" x 13'3" (6.44 x 4.06)

Situated at the rear of the property having views over the rear garden is this spacious formal lounge which has the striking Keigar signature Inglenook fireplace which includes a solid timber mantle, recessed niches and ornate coloured windows either side of the multi fuel burner which stands on a tiled hearth. Double doors leads from the hallway.



### LOUNGE

Additional photo



### DINING ROOM

15'3" x 10'4" (4.67 x 3.17)

With direct access from the kitchen or the main entrance hall this excellent sized dining room has a striking laminate floor, radiator and coving to ceiling together with access into the conservatory via double glazed patio doors.



### CONSERVATORY

12'9" x 10'11" (3.91 x 3.33)

This lovely addition has double glazed windows and doors overlooking the rear garden together with a solid ceiling inset with LED lighting which allows a use of this room throughout the year. Tiled floor, Radiator. Ceiling fan.



### KITCHEN/BREAKFAST ROOM

16'11" x 11'7" (5.18 x 3.55)

This fitted kitchen/breakfast room is fitted with an abundance of cream country style base and wall cupboards incorporating a building Induction hob with an extractor fan above together with an electric oven, an integrated dishwasher and fridge/freezer. The contrasting oak block work surfaces are inset with a Belfast sink and to complete the country kitchen is the useful island which extends to form a breakfast bar. Laminate flooring. Double glazed window. Coving to ceiling . Radiator.



### KITCHEN/BREAKFAST ROOM

Additional photo



### KITCHEN/BREAKFAST ROOM

Additional photo



### REAR HALLWAY

Double glazed door lead out onto the rear garden, personal door into the garage and access to the utility room and the first floor games room. Coving to ceiling. Laminate flooring.



## UTILITY

12'0" x 5'4" (3.66 x 1.65)

Fitted with base unit incorporating a stainless steel unit having space beneath for washing machine etc. plus a matching tall larder cupboard. Double glazed window. Coving to ceiling. Tiled floor. Staircase leads up to the first floor



## FIRST FLOOR

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## GALLERY LANDING

The white painted spindled staircase leads up from the ground floor, this landing has access to roof space, coving to ceiling and radiator..



## BEDROOM 1

15'11" x 13'4" (4.86 x 4.07)

This spacious master bedroom has coving to ceiling, radiator and a double glazed window to the front elevation.



## BEDROOM 1

Additional photos





### EN SUITE BATHROOM

10'4" x 5'10" (3.17 x 1.79)

Fitted with a suite in white comprising a free standing bath with a telephone shower attachment, a pedestal wash hand basin and a low flush wc. The floor and walls are tiled in a contrasting ceramic tile having a striking border to dado height. Double glazed window. Radiator. Coving to ceiling. Wall mounted mirror fronted cabinet.



### DRESSING ROOM

9'6" x 5'8" (2.92 x 1.74)

This useful dressing room is fitted with open hanging space and drawer units.

### BEDROOM 2 (REAR)

15'5" x 11'9" (4.70 x 3.60)

Double glazed window to the rear window to the rear elevation, radiator and coving to ceiling.



### EN SUITE SHOWER ROOM/WC

7'4" x 5'8" (2.24 x 1.74)

This modern en suite is fitted with a corner shower cubicle, a white vanity unit and a low flush wc. The walls are extensively tiled in a contrasting grey tile. Velux window. Heated towel rail. Laminate flooring



### VIEW FROM THE BEDROOM WINDOW



### BEDROOM 3 (REAR)

12'1" x 10'4" (3.70 x 3.17)

Double glazed window to the rear elevation, radiator and coving to ceiling.



### BEDROOM 4 (REAR)

13'4" x 12'1" (4.08 x 3.69)

Two double glazed windows, radiator and coving to ceiling.



### BEDROOM 5 (FRONT)

9'9" + recess x 11'7" (2.99 + recess x 3.55)

Double glazed window, radiator and coving to ceiling.



### FAMILY BATHROOM

9'9" x 6'9" (2.98 x 2.08)

Having a suite in white comprising a panelled bath, a corner shower cubicle, a low flush wc and pedestal wash hand basin. The walls are tiled in an attractive contrasting ceramic tile. Double glazed window. Victorian style radiator with a chrome heated towel rail Double glazed window. Vinyl flooring. Wall mounted illuminated mirror. Extractor fan.





## GAMES ROOM/GYM

18'3" x 13'3" (5.58 x 4.04)

Having access off the rear lobby via a fixed staircase with a spelled balustrade, this multi functioning room is ideal for use as a gym, hobbies room and indoor entertaining area. Radiator. Two Velux windows. Additional storage to roof space.



## GAMES ROOM/GYM



## OUTSIDE

### THE GARDENS

The property stands on a fabulous plot with fore open plan elevated fore garden being mainly lawned inset with mature trees and having a wide block paved driveway providing additional off road parking leading to the double garage. Ornamental lamp post. The stunning SOUTH facing rear garden it divided into three sections, the main section has a two paved patio plus a contemporary styled timber undercover entertaining area which stands on a timber decked area surrounded by an immaculate lawn and an ornamental pond. The rear half of the garden is divided by a central timber planted pergola and edged with trimmed privet hedging, one is ideal for a childrens' play ground with the other section housing the painted timber summerhouse. Also included in the sale are the timber garden stores.



### REAR SECTION OF THE GARDEN





### CHILDREN'S PLAY AREA



### UNDER COVER ENTERTAINING SPACE



### PERGOLA



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND

Council Tax Band - F

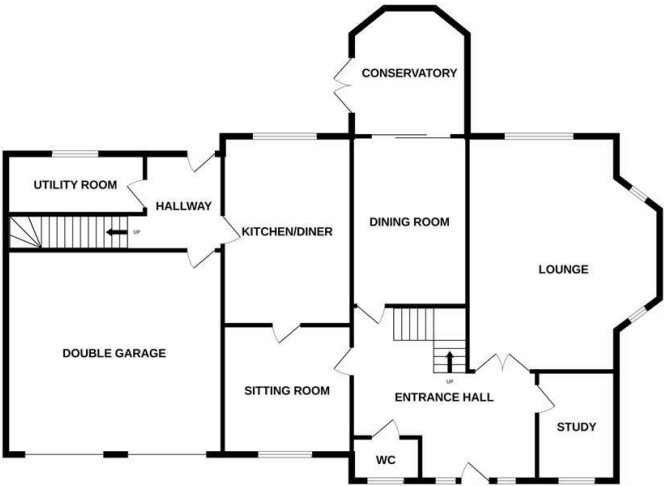
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

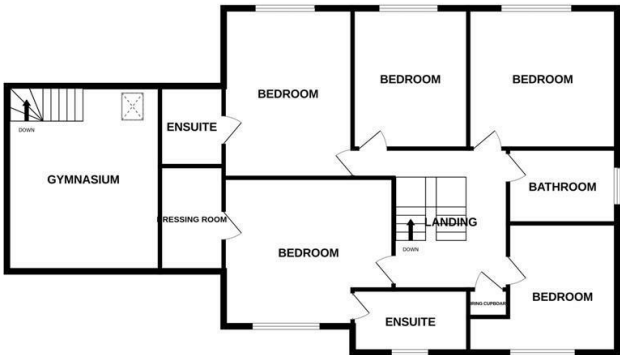
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.