



**Kirton Park, Kirton Newark NG22 9LR**

**welcome to**

**Kirton Park, Kirton Newark**

**\*\* Chain Free\*\***

This is a generously appointed three bedroom detached bungalow positioned in the quaint and semi rural village of Kirton. Positioned on a attractive mature landscaped plot which includes a woodland area to the rear. Garage and two outbuildings.



### **Lounge Diner**

34' 11" x 14' 5" max ( 10.64m x 4.39m max )

L shaped lounge diner with living flame gas fire, four central heating radiators, double glazed window and double glazed patio doors.

### **Kitchen**

13' 2" x 7' 10" ( 4.01m x 2.39m )

Fitted with a range of white wall and base units, complementary work surfaces and 1 1/2 sink and drainer unit. Integrated gas hob and electric oven. Space for appliances including fridge freezer, dishwasher, washing machine and freezer. Central heating radiator and double glazed door.

### **Inner Hall**

Loft access and airing cupboard.

### **Bedroom One**

12' 11" max x 8' 11" extending to 10' ( 3.94m max x 2.72m extending to 3.05m )

Fitted wardrobes, central heating radiator and double glazed window.

### **Bedroom Two**

10' 9" max x 9' 11" ( 3.28m max x 3.02m )

Fitted wardrobes, central heating radiator and double glazed window.

### **Bedroom Three**

9' 11" max x 7' plus recess ( 3.02m max x 2.13m plus recess )

Modern decor, central heating radiator and double glazed window.

### **Bathroom**

10' 1" max x 4' 10" ( 3.07m max x 1.47m )

Fitted with three piece suite with shower attachment over the bath, fully tiled walls and central heating radiator.

### **Exterior**

Positioned on an elevated mature plot with mature lawned gardens, an abundance of plants, shrubs and trees and a woodland area.

### **Parking**

A driveway leads to the single garage.

### **Garage**

16' 11" x 8' 4" ( 5.16m x 2.54m )

Up and over door, side courtesy door.

### **Outbuildings**

Brick build positioned off the garage with outdoor w.c. and garden store with power, light and plumbing.



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## Kirton Park, Kirton Newark

- Three bedroom detached bungalow
- Positioned on a mature landscaped plot with woodland to the rear
- Extensive lounge diner, fitted kitchen
- Positioned in the quaint semi rural village of Kirton
- Garage and two outbuildings

Tenure: Freehold EPC Rating: D

**£320,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109151 - 0008

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