



**Barley Close, Kirton Lindsey Gainsborough DN21 4FF**



**welcome to**

**Barley Close, Kirton Lindsey Gainsborough**

Brand new four-bedroom family home located in the market town of Kirton in Lindsey. This new home offers a driveway and integral garage at the front and laid to lawn rear garden. In addition, this property offers elegant open plan kitchen/dining room, lounge, en-suite and a family bathroom.



### **Entrance Hall**

Central heating radiator, double-glazed window to front, ceiling spotlights, chrome sockets, stairs to first floor and coving to the ceiling.

### **Lounge**

Two central heating radiators, double-glazed window to the front, spotlights, chrome sockets and under stairs storage cupboard.

### **Open-Plan Kitchen/Diner**

Central heating radiator, range of shaker style wall and base cupboards incorporating glass fronted display units, quartz work surfaces with a breakfast bar area, integrated dish washer and fridge freezer, double oven, stainless-steel cooker hood, electric hob, double-glazed window to the back, bowl sink unit with mixer tap, chrome sockets & switches, double-glazed French door leads into the rear garden and Amatico sun bleached oak luxury vinyl tiles flooring.

### **Utility Room**

Amatico sun bleached oak luxury vinyl tiles flooring, wall & base cupboards, work surfaces, plumbing for a washing machine and space for a drying machine, stainless-steel sink with a mixer tap, central heating radiator, double-glazed door to the rear garden, spotlights and extractor fan.

### **Downstairs Wc**

Amatico sun bleached oak luxury vinyl tiles flooring, floating wash hand basin, low level flush wc, chrome wall mounted heated towel rail, spotlights, extractor fan and double-glazed obscured window to the side.

### **Landing**

Stairs from entrance hallway, central heating radiator, access to the loft.

### **Bedroom One**

Double-glazed window to the front, central heating radiator, TV point, chrome switches & sockets.

### **En-Suite**

Walk in shower with glazed surround, low level flush wc, floating wash hand basin, double-glazed obscured window to the side, spotlights, part tiled walls and matching flooring, chrome heated towel rail and light up wall mounted mirror.

### **Bedroom Two**

Double-glazed window to the front, central heating radiator, chrome switches & sockets and built in storage cupboard.

### **Bedroom Three**

Central heating radiator, double-glazed window to the rear and chrome sockets and switches.

### **Bedroom Four**

Central heating radiator, double-glazed window to the rear and chrome sockets and switches.

### **Bathroom**

Panel enclosed bath with the shower over, low level flush wc, floating wash hand basin, wall mounted light up mirror, spotlights, extractor fan, chrome heated towel rail, part tiled walls with matching floor tiles.

### **Front Garden**

Driveway leads into the integral single garage and laid to lawn.

### **Rear Garden**

Laid to lawn, cold water tap and timber fencing forming boundary.



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## **Barley Close, Kirton Lindsey Gainsborough**

- 4 Bedroom Detached House with Integral Garage
- Separate Living Room
- Open-Plan Kitchen Diner
- Utility Room
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: B

**£295,000**



Please note the marker reflects the postcode not the actual property

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