



**Queen Street, Kirton Lindsey, Gainsborough, DN21 4NX**

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## Queen Street, Kirton Lindsey Gainsborough

A charming detached character home on Queen Street, Kirton Lindsey, featuring two bedrooms, two reception rooms, study, conservatory, and a kitchen with a recently replaced boiler. Benefits include gated side access to rear driveway, lawned garden, and useful outbuildings.



**Entrance Hall**

Double-glazed front entrance door.

**Lounge**

Double-glazed window, radiator, and a gas fireplace.

**Study**

Wall panels and a radiator.

**Dining Room**

Double-glazed window to front, understairs cupboard and a radiator.

**Kitchen**

Fitted kitchen with the range of wall and base cupboards, sink and drainer unit, work tops, electric oven, electric hob, plumbing for a dishwasher, fridge, cooker hood, double-glazed window to rear, and a door to the rear garden.

**Utility Room**

Wall and base cupboards, sink and drainer unit, work tops, plumbing for a washing machine, central heating boiler, radiator, and a double-glazed window to side aspect.

**Conservatory**

UPVC/brick construction conservatory with lights.

**Landing**

Stairs from dining room and an access to the loft.

**Bedroom One**

Two double-glazed windows, fitted wardrobe, and a radiator.

**Bedroom Two**

Two double-glazed windows and a radiator.

**Bathroom**

Double-glazed window to rear aspect, bath with mixer taps, shower cubicle, WC, wash hand basin, tiling to the walls and a heated towel rail.

**Rear Garden**

Lawned garden with a shed, paved and gravelled areas, brick built storage outbuilding and a gated driveway leads to the rear garden.



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## Queen Street, Kirton Lindsey Gainsborough

- Detached character property
- Two bedrooms
- New boiler installed last year
- Light-filled conservatory overlooking the garden
- Gated side access leading to rear driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £260,000



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