



Queen Street, Kirton Lindsey, Gainsborough, DN21 4NX

welcome to

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.



check out more properties at williamhbrown.co.uk



welcome to

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



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111547 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01724 868448

scunthorpe@williamhbrown.co.uk

16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT

williamhbrown.co.uk