



**Station Road, Kirton Lindsey, Gainsborough**

**Guide Price £425,000**

  
**MARTIN & CO**

Station Road, Kirton Lindsey,  
Gainsborough

Bungalow - Detached  
3 Bedrooms, 2 Bathrooms

Guide Price £425,000

- Executive Detached Bungalow
- Generous Plot
- Spacious Lounge Diner
- Breakfast Kitchen with Separate Utility Room
- Master Bedroom with Ensuite
- Sun Room
- Landscaped Rear Garden
- Detached Double Garage
- EPC - B / Council Tax - E
- Tenure - Freehold

Rare opportunity to purchase this executive three bedroom detached bungalow occupying a generous plot of approximately 0.4 acres (STS) within the highly desirable and well served town of Kirton Lindsey. Viewings are recommended to truly appreciate this home and are handled by appointment only.



Executive three bedroom detached bungalow occupying a generous plot of approximately 0.4 acres (STS) within the highly desirable and well served town of Kirton Lindsey. Comprising internally of an entrance hall, open plan breakfast kitchen, utility room, boiler room, three bedrooms, master with ensuite, shower room, spacious 28ft x 15ft lounge diner and a sun room. Externally the property benefits from an extensive landscaped rear garden and wood cabin, detached double garage and plentiful off road parking for multiple vehicles.

Kirton Lindsey benefits from local amenities to include schooling and independent shops. Regular bus service and road access into the neighbouring Lincoln, Gainsborough and Scunthorpe.

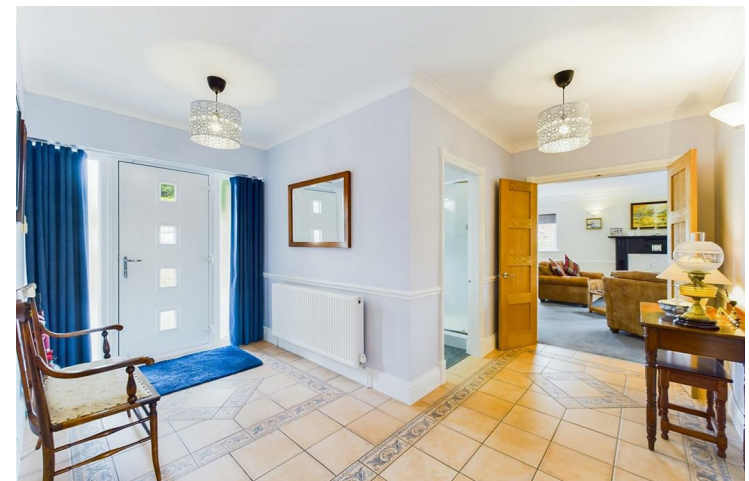
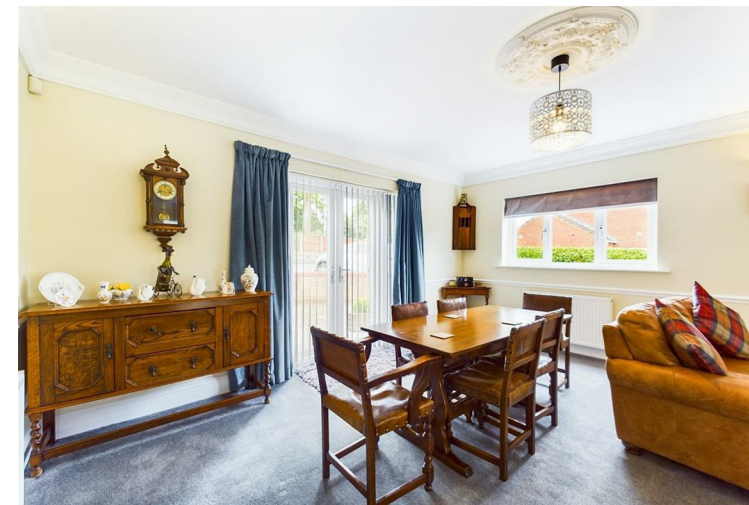
#### Hallway

Tiled flooring, Hive thermostatic control, ceiling and wall lighting, radiator, composite entrance door and PVC side panels. Loft hatch access with a pull down ladder, partial boarding and lighting.

#### Breakfast Kitchen

25'5" x 10'8"

Base and eye level units with square edge workforces including a breakfast bar with storage, tiled splash back and an insert composite sink and drainer. Fitted double oven plus a separate gas fired Rayburn Royal cooker, electric hob with extractor over, space and plumbing for a dishwasher with further space for an American style fridge freezer.



Carpet tiles, ceiling lights, under wall unit lights, 2x pop up sockets, 2x PVC windows and a radiator. Pantry store cupboard houses the mains consumer unit.

**Boiler Room**  
7'0" x 6'8"  
Base and eye level units with roll edge work surfaces and tiled splash backs. Laminate flooring, radiator, PVC window, light fitting and a wall mounted Ideal combination boiler.

**Utility Room**  
13'5" x 7'4"  
Base and eye level units with square edge work surfaces and matching upstand, inset stainless steel sink and drainer. Space and plumbing for both a washing machine and separate tumble dryer. Laminate flooring, radiator, ceiling lights, 2x PVC windows and PVC stable door leading to the front aspect.

**Master Bedroom**  
15'0" x 10'8" (measured to wardrobes and into bay)  
PVC box bay window to the rear aspect with an outlook of the garden, carpet flooring, ceiling light, radiator and fitted wardrobes.

**Ensuite**  
7'9" x 7'4"  
Fully tiled room with a three piece suite comprising of a high level WC, wall mounted basin with wash stand and a panel bath with shower head and hose attachment. Spot lit ceiling, radiator and a PVC window.

**Bedroom**  
12'10" x 8'3"  
PVC window to the rear aspect, carpet flooring, ceiling light and a radiator.

**Bedroom**  
12'10" x 10'4"  
PVC window to the rear, carpet flooring, ceiling lighting and a radiator.

**Shower Room**  
7'0" x 6'9"  
Low level WC, vanity wash basin and a double cubicle with mains thermostatic shower. Spot lit ceiling, extractor, LVT flooring, radiator and a PVC window.

**Lounge Diner**  
28'8" x 15'7"  
PVC windows to the side aspect with PVC French doors and side panels to the front, carpet flooring, ceiling and wall lighting, 4x radiators. Open solid fuel fireplace with hearth and surround.

**Sun Room**  
14'7" x 13'10"  
PVC windows and PVC French doors with side panels giving access to the rear garden. Velux windows, tiled flooring, radiator and ceiling lighting.

**Double Garage**  
20'4" x 19'0"  
Two electric roller doors to the front and a personnel door to the rear, independently fused for light and power.

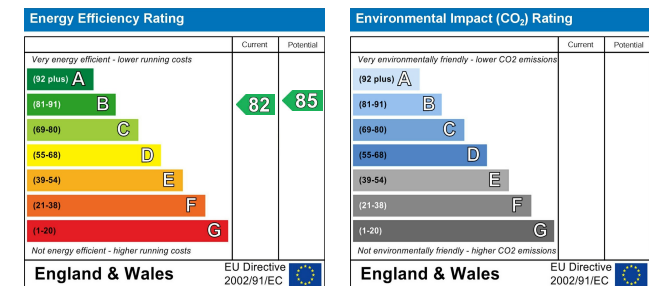
**Outside**  
To the front, the property is accessed via a shared private road. Tarmac driveway for multiple vehicles to park off road with a further gated block paved driveway to the side. Walled perimeter, power and lighting with steps down to the block paved South facing front garden. Flagpole is included with the sale. To the rear is a landscaped garden being mainly laid

to lawn with an extensive split level sandstone patio area and pathways, mature decorative planted borders, water, lighting and power supply. Gated access to the block paved driveway to the side. Wood cabin (5.321 x 4.096 approximately) centrally partitioned with decked porch and double door access. Power and lighting.

**Agent Note**  
Private road is owned and maintained by this property.

This energy efficient home includes owned solar panels and these will be transferred to the new owner as part of the sale.

**Fixtures & Fittings.**  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area<sup>(1)</sup>  
 203.34 m<sup>2</sup>  
 2188.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.