



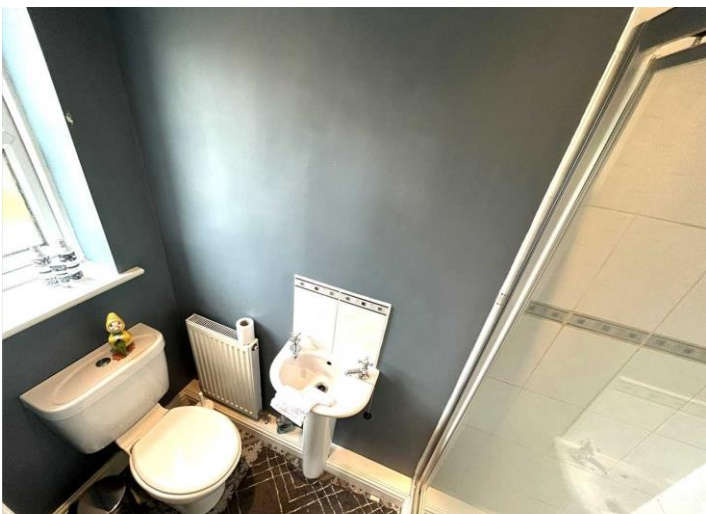
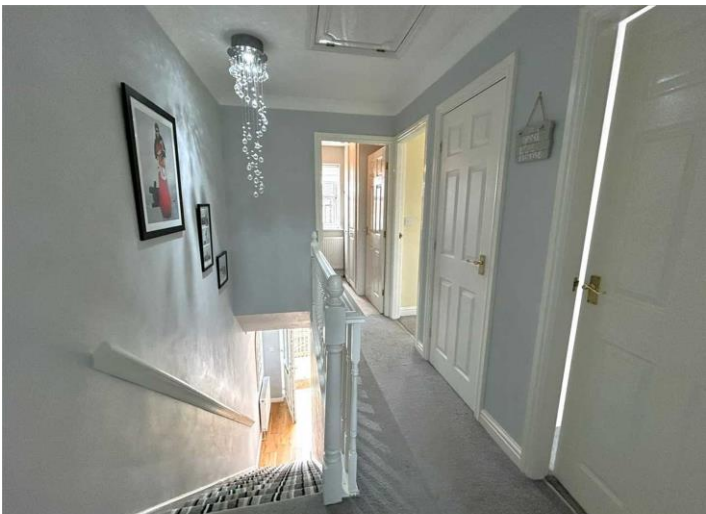
12 Millstone Close, Kirton, DN21 4FH

£180,000



- Off Road Parking
- Open Plan Living
- Master with En-Suite
- Excellent Starter Home
- Gas Central Heating
- Detached Garage
- Three Bedrooms
- Low Maintenance Gardens
- Sought After Location

Bell Watson Estate Agents are pleased to market this well presented end of terrace property in a desirable location of Kirton. The property briefly comprises entrance hall, front facing lounge, dining kitchen and ground floor WC. The first floor provides three bedrooms with en-suite to the master and a family bathroom. Outside you will find an enclosed rear garden and driveway with detached garage.



LOCATION

Positioned in the popular market town of Kirton in Lindsey which offers an abundance of amenities to include local restaurant, garden centre, a variety of local general stores, two Co-op stores, public houses, Post Office, Doctors surgery, Dentist and infant, primary and secondary schooling. Other attractions include sports facilities and an active social scene. The town is approximately 9 miles from Brigg and less than 5 minutes from the A15 to Lincoln or the M180.

ENTRANCE HALL 1.64m (5' 5") x 1.28m (4' 2")

Enter the property via the uPVC double glazed front door into an entrance hallway having spotlights and coving to the ceiling, a central heating radiator, oak wood effect click flooring and carpeted stairs to the first floor.

LOUNGE 4.10m (13' 5") x 4.07m (13' 4")

With matching oak click flooring this front facing lounge enjoys a uPVC double glazed window, coving and light fitting to the ceiling and a central heating radiator, the lounge is open to the kitchen diner.

DINING KITCHEN 5.06m (16' 7") x 3.00m (9' 10")

A spacious dining kitchen provides a range of high and low level units incorporating an integrated electric oven, gas hob and built in extractor over and stainless steel sink with chrome mixer tap. There is an under counter recess with plumbing for a washing machine and dishwasher, space for a free standing fridge freezer and large dining table. There are spotlights to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and tiled flooring. uPVC double glazed French doors open to the rear garden.

GROUND FLOOR WC

Providing a close couple WC and pedestal wash basin. There are spotlights to the ceiling, a central heating radiator and tiled flooring.

FIRST FLOOR LANDING

Climb the carpeted stairs to the first floor landing where you will find a built in airing cupboard. There is a light fitting, coving and loft access to the ceiling.

MASTER BEDROOM 3.18m (10' 5") x 2.86m (9' 5")

Enjoying a range of built in bedroom furniture, a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.26m (7' 5") x 0.87m (2' 10")

Having a fully tiled enclosure with electric shower, a close couple WC and pedestal sink. There is a uPVC obscure double glazed window to the side elevation, spotlights to the ceiling, a central heating radiator and cushion flooring.

BEDROOM TWO 3.02m (9' 11") x 2.87m (9' 5")

The rear of the property providing a range of built in bedroom furniture, a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.16m (7' 1") x 2.11m (6' 11")

Having a uPVC double glazed window to the front elevation, built in wardrobes, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.11m (6' 11") x 1.76m (5' 9")

This three piece suite provides a bath with tiled surround and chrome shower head mixer tap, a pedestal wash basin and close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, spotlights to the ceiling, a central heating radiator and cushion flooring.

OUTSIDE

A dwarf brick wall sits to the front perimeter of the property where you will find a small gravelled area. The rear garden is fully enclosed via fencing with an artificial lawn and slatted patio for low maintenance. There is a built in bench and raised timber planters to make the most of this outside space.

GARAGE

There is a block paved drive and detached garage to the back of the property.

FIXTURES AND FITTINGS

All integrated appliances, light fittings (excluding the landing and lounge) and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax band for this property is Band B as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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