



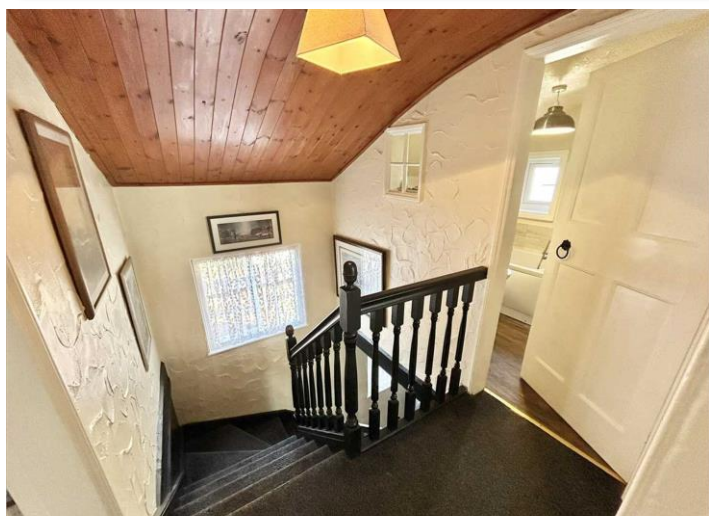
15 South Cliff Road, Kirton Lindsey, DN21 4NP

New £225,000



- Grade II Listed
- Two Reception Rooms
- Sympathetically Renovated
- Private Rear Courtyard
- Period Features Throughout
- Bespoke Solid Oak Kitchen
- Three Bedrooms
- Gas Central Heating

Bell Watson are excited to market for sale a beautiful Georgian period property dating back to the 1800s and ideally situated in the popular town of Kirton. This Grade II listed family home provides two reception rooms, a bespoke solid oak kitchen, three bedrooms and a bathroom with a number of original features remaining. Outside you all find a private and enclosed courtyard to the rear. This property has been renovated and cared for to a very high standard and must be viewed to fully appreciate its history.



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.

ACCOMODATION

Arranged over two floors having been sympathetically renovated and maintained throughout.

HALLWAY

Enter the property via the timber front door with frosted glazing into a central hallway having a pendant light to the ceiling, and wood effect laminate flooring.

LOUNGE 3.64m (11' 11") x 3.34m (10' 11")

Featuring an ornate fireplace with timber surround. There is a traditional Georgian timber sash window to the front aspect with removable secondary glazing, two built in storage cupboards, wall lighting, timber beams and pendant light to the ceiling, a central heating radiator and laminate wood effect flooring.

DINING ROOM 3.64m (11' 11") x 3.33m (10' 11")

Enjoying a working open fireplace with brick surround (currently capped) There is a traditional Georgian timber sash window to the front aspect with removable secondary glazing, a central heating radiator, timber beam and pendant light to the ceiling, wall lighting and wood effect laminate flooring.

KITCHEN 6.39m (21' 0") x 2.73m (8' 11")

Step down into a bespoke, solid oak spacious kitchen providing a range of wall and base units with butcher block worktops and a Belfast sink with chrome mixer tap. There is space for a free standing gas cooker, under counter recess and plumbing for a washing machine, tumble dryer, fridge and freezer. Two central heating radiators, three pendant lights and timber beams to the ceiling, two timber Yorkshire sliding windows with removable secondary glazing and a timber external door with frosted glazing to the rear aspect and wood effect cushion flooring. The gas combination boiler is located here.

LANDING

Climb the carpeted stairs to the first floor landing have a timber Yorkshire sliding window with removable secondary glazing to the rear elevation and pendant light to the ceiling.

BEDROOM ONE 4.24m (13' 11") x 3.67m (12' 0")

Having access to the roof space and pendant light to the ceiling, built in double cupboards, two central heating radiators, a traditional Georgian timber sash window to the front elevation with removable secondary glazing and wood effect laminate flooring.

BEDROOM TWO 3.68m (12' 1") x 3.52m (11' 7")

Enjoying an ornate feature fireplace, a Georgian timber sash window to the front elevation with removable secondary glazing, a pendant light to the ceiling, built in storage cupboards and wood effect laminate flooring.

BEDROOM THREE 3.00m (9' 10") x 2.74m (9' 0")

To the rear of the property having a built in cupboard, a timber Yorkshire sliding window with removable secondary glazing, a pendant light to the ceiling, a central heating radiator and wood effect laminate flooring.

BATHROOM 2.76m (9' 1") x 1.80m (5' 11")

A white three piece suite comprising a bath having a chrome mixer tap with hand held shower head and tiled surround, a pedestal wash basin and low flush WC. There is a window to the landing an obscured glazed window to the side elevation, a pendant light to the ceiling, a central heating radiator and wood effect cushion flooring.

OUTSIDE

The front of the property is bordered with ornate iron railings and a red brick paved courtyard with side access via a secure timber gate to the rear courtyard being a private, fully enclosed area with slabbed patio and block paving.

FIXTURES AND FITTINGS

All fixed floor coverings and light fittings are to be included within the sale of the property.

SERVICES (not tested)

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

COUNCIL TAX

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







Total area: approx. 98.6 sq. metres (1061.2 sq. feet)

PROPERTY MISDESCRIPTION

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