



8 East Dale Drive, KIRTON LINDSEY, DN21 4BN

New £259,950



- Two Reception Rooms
- Separate Utility Room
- Three Bedrooms
- Large Driveway
- Solar Panels
- Large Kitchen
- Ground Floor WC
- Ensuite Shower Room
- Detached Double Garage
- South Facing Rear Garden

Bell Watson Estate Agents are delighted to market for sale this well maintained and proportioned detached family home situated in the popular town of Kirton Lindsey. The property benefits having extensive off road parking, a detached double garage, and solar panels. Internally the property comprises a central hallway, two reception rooms, a large breakfasting kitchen, a separate utility room and WC to the ground floor with the first floor offering three bedrooms with an en-suite shower room to the master and a family bathroom.



## **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.

## **ACCOMMODATION**

Well proportioned and arranged over two floors.

### **ENTRANCE HALL**

Enter the property via the uPVC front door into a central hallway having a pendant light to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

### **MAIN RECEPTION ROOM 6.75m (22' 2") x 3.45m (11' 4")**

A large main reception room is flooded with light having dual aspect uPVC double glazed windows and french doors to the front and rear. There are two light fittings to the ceiling, wall lighting, two central heating radiators and carpeted flooring.

### **KITCHEN 5.71m (18' 9") x 3.15m (10' 4")**

Having ample room for a dining table this spacious kitchen provides a range of wall and base units fitted with complimentary worktops having tiled splash backs, a 1.5 stainless steel sink with chrome mixer tap over, an under counter recess with plumbing for a dishwasher and has space for a free standing fridge freezer, and a range cooker with fitted extractor hood above. There are two light fittings and coving to the ceiling, two central heating radiators, a uPVC double glazed window and french doors to the rear aspect and tiled flooring.

### **DINING ROOM 5.18m (17' 0") x 3.44m (11' 3")**

Enjoying a feature brick wall fitted with a built in cabinet. There are beams to the ceiling, two uPVC double glazed windows to the front aspect, wall lighting, a central heating radiator and carpeted flooring.

### **UTILITY ROOM 3.20m (10' 6") x 2.51m (8' 3")**

Having worktop with plumbing under for a washing machine and a wall mounted cupboard. There is a central heating radiator, tiled flooring, a light fitting, coving and loft access via a pull down ladder to the ceiling. A uPVC double glazed window and external door to the rear and tiled flooring. The Baxi Platinum combination boiler is located here.

### **GROUND FLOOR WC**

Fitted with a closed couple WC and wash basin with storage under. There is a uPVC obscure double glazed window, a pendant light and coving to the ceiling, a central heating radiator and tiled flooring.

### **LANDING**

Climb the carpeted returning stairs to the first floor landing. Lighting and access to a roof space to the ceiling.

### **MASTER BEDROOM 4.11m (13' 6") x 4.40m (14' 5")**

Providing a range of fitted wardrobes and bedroom furniture having a uPVC double glazed window to the front elevation, a light fitting with fan to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

## **EN-SUITE SHOWER ROOM**

Incorporating a corner unit fitted with mermaid boarding and mains shower and a pedestal wash basin. There is a uPVC obscure double glazed window to the rear elevation, a chrome electric heated towel rail, a pendant light to the ceiling and carpeted flooring.

### **BEDROOM TWO 3.67m (12' 0") x 3.44m (11' 3")**

Fitted with a range of bedroom furniture having a uPVC double glazed window to the front elevation, a light fitting with fan to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

### **BEDROOM THREE 3.45m (11' 4") x 2.02m (6' 8")**

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

### **BATHROOM 2.37m (7' 9") x 3.01m (9' 11")**

A fully tiled bathroom suite incorporating a bath with shower head mixer taps, a pedestal wash basin and low flush WC. There is a built in storage cupboard, a uPVC obscure double glazed window to the rear elevation, a light fitting to the ceiling, a chrome central heating towel rail and carpeted flooring.

### **GARAGE 5.77m (18' 11") x 4.77m (15' 8")**

A detached double garage fitted with electric roller door to the front, work benches, lighting and power points and uPVC double glazed window and access door to the side.

## **OUTSIDE**

The property benefits having a lawned garden to the front with a large gravelled driveway running to the detached double garage. The rear garden provides a range of mature bushes and shrubs with winding slate paths in between and a pond. A large patio and decking area sits to the rear of the property to enjoy the South facing sunshine.

## **FIXTURES AND FITTINGS**

Light fittings, floor covering and the range cooker 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. The property benefits having fitted solar panels generating energy towards the running cost for the electricity.

## **COUNCIL TAX**

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







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