



Wesley Street, Kirton Lindsey



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2

£355,000



Key Features

- EXTENDED STONE COTTAGE
- 0.15 ACRE GARDEN
- CHARACTER THROUGHOUT
- SOLAR PANELS
- 4 CAR PARKING
- COUNCIL TAX BAND D
- EPC RATING D
- FREEHOLD





Situated within the conservation area, and close to the centre of historic Kirton in Lindsey, this delightful stone and brick cottage has been extended to provide generous 3 bedroom family accommodation within 0.15 acre gardens. Marrying traditional charm with modern efficiency the home includes twin reception rooms with beamed ceilings, a delicately balustraded return staircase and deep stone walls together with solar panels, double glazed windows and gas heating. The home is designed for relaxed enjoyment and socialising with the enclosed gardens providing ample space for family games and the generous reception area catering for friends and family alike.

1 Wesley Street - where your family history begins.

ENTRANCE

A wood effect and glazed door opens to the hall with beamed ceiling, radiator and return staircase with slender spindle balustrade rail.

CLOAK ROOM

Appointed with a suite in white to include a pedestal wash hand basin, low flush wc, Pvcu double glazed window, radiator, tiled to half height and to the floor and deep store cupboard.

LOUNGE 5.21m x 3.62m (17'1" x 11'11")

A beautifully lit dual aspect, beamed room of considerable character focused on the polished timber fire surround with inset cast iron fire and decoratively tiled slips and hearth. The room links to the enclosed gardens via double glazed french doors set in a square walk-in bay.

DINING ROOM 3.95m x 3.58m (13'0" x 11'8")

Ideal for family celebrations with beamed ceiling, Pvcu windows to the front and rear aspects, delft rail and inset glass fronted china display cabinet. 3 steps lead up to the kitchen.

KITCHEN 4.31m x 3.42m (14'1" x 11'2")

An excellent informal social space appointed with an extensive range of cream fronted high and low units with light beech style tops with inset basin and including a built in dishwasher, refrigerator, 4 burner gas hob with decorative extractor canopy over and oven under, wall mounted gas fired combination boiler, tiled floor and splash areas, radiator, 2 Pvcu double glazed windows to the front aspect and inset stone effect resin sink with both mixer tap and filter tap. There is also a deep under stair cupboard housing the batteries for the solar panels.

REAR ENTRANCE

A practical space with quarry tiled floor, side door, walk-in shelved Pantry and Pvcu door leading to the conservatory.

CONSERVATORY 3.36m x 2.92m (11'0" x 9'7")

A peaceful retreat overlooking the rear gardens and comprising of Pvcu double glazed panels over brick plinths with glazed hip and pitched roof, double and single doors to the garden and tiled floor.

LANDING

Allowing access to all rooms with spindle balustraded gallery rail, 2 Pvcu windows, radiator, linen cupboard and laddered access to the roof space.

BEDROOM 1 4.01m x 3.55m (13'2" x 11'7")

A generous dual aspect double room with an extensive range of fitted furniture to include wardrobes and high level cupboards forming a bed head recess and additional wardrobes together with a knee hole dressing table.

BEDROOM 2 3.72m x 3.54m (12'2" x 11'7")

A further, front facing double room with 3 double wardrobes fitted to one wall.

BEDROOM 3 2.89m x 2.06m (9'6" x 6'10")

A rear facing single bedroom also suited to use as either a study or nursery if required.

MAIN SHOWER ROOM 2.86m x 1.37m (9'5" x 4'6")

A fully tiled space with suite in white to include a wash basin, wc with concealed cistern and attached cupboard, full width tiled and glazed shower enclosure with mains fed shower, extractor fan, coving and towel radiator.



2ND SHOWER ROOM 1.88m x 0.88m (6'2" x 2'11")

With tiled shower area and tray, plumbing and drainage for a shower, towel radiator and Pvcu double glazed window.

OUTSIDE

The property is bounded to the front by a brick wall beyond which there is a neat lawn with established shrub borders. A T shaped gravel topped reception drive allows for 4 car parking and there is a single brick built garage/store. A side gate and path allows access to the rear gardens which has been divided into 3 distinct areas including a terraced shrub and herbaceous garden with exposed stone walling and garden shed, a central lawn ideal for family games and best viewed from the flagged seating area with pergola and the lower garden with further lawn and productive vegetable garden.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Falllowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





