



*The Furze*

*Kirton*



Offers in the Region Of £245,000

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*Lovely detached bungalow in sought after village location...*





*The Furze*





# *Welcome*

This wonderful detached bungalow situated in the small semi-rural village of Kirton makes the ideal buy for someone looking to downsize to their forever home. Bright and airy throughout this property offers spacious living accommodation including kitchen/diner, lounge, conservatory, two bedrooms and family bathroom. Additional benefits include the garage which houses the combi-boiler and enclosed, low maintenance rear garden. Set back from the road, the property has excellent curb appeal and has a lovely view overlooking Kirton Park.



# Step inside...

## Entrance Hall

Enter through the uPVC door into the entrance hall, with solid wood flooring, radiator, three storage cupboards one of which houses the water tank and doors leading to the kitchen/ diner, lounge, two bedrooms and bathroom.

## Kitchen 13' 11" x 8' 10" (4.23m x 2.69m)

The kitchen is fitted with wall and base units, roll top worksurfaces with inset composite sink, drainer and mixer tap. Space for free standing fridge/freezer, washing machine and oven. Dual aspect windows, tiled splashbacks, solid wood flooring and radiator.

## Lounge 18' 1" x 11' 0" (5.51m x 3.36m)

The lounge has carpet flooring, radiator, uPVC window to the front aspect and a focal fire place with inset gas fire, stone hearth and wood surround.

## Bedroom One 12' 9" x 8' 10" (3.89m x 2.68m)

With solid wood flooring, radiator, built in wardrobes and uPVC window to the rear aspect.

## Bedroom Two 9' 1" x 8' 11" (2.77m x 2.71m)

With solid wood flooring, radiator and sliding uPVC doors leading into the conservatory.

## Bathroom 6' 2" x 5' 7" (1.89m x 1.70m)

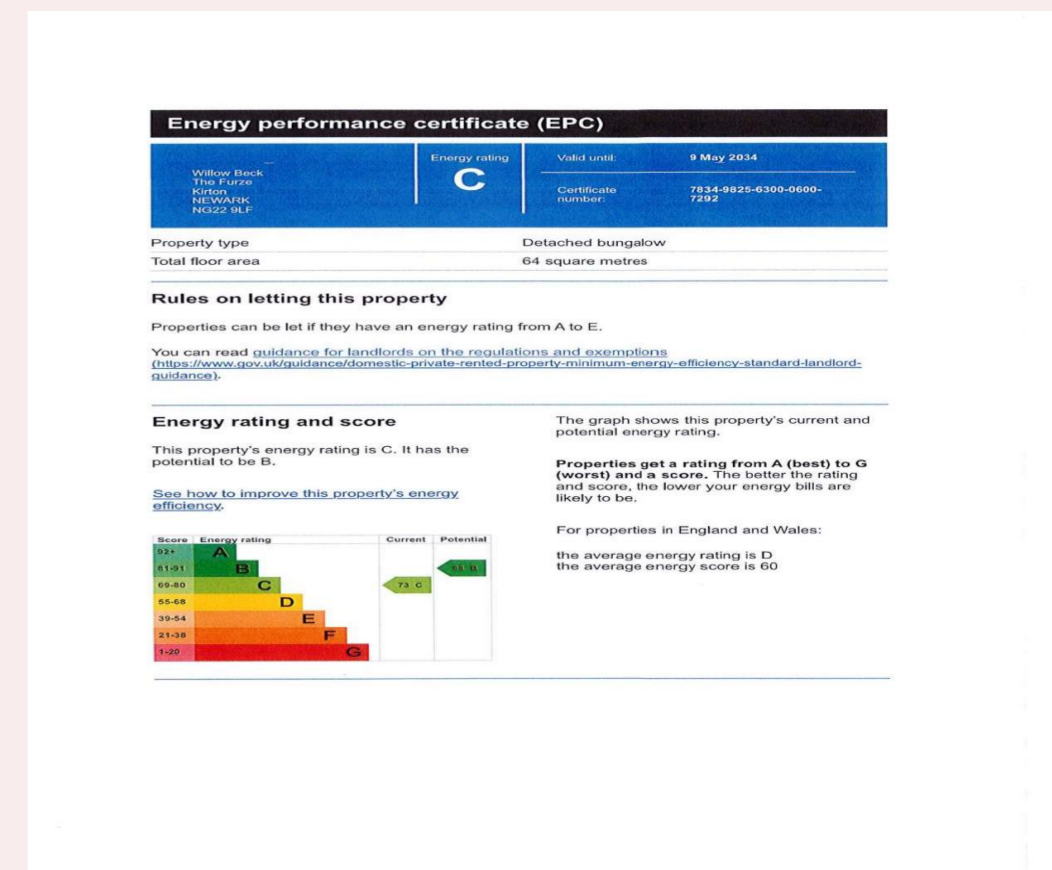
Fitted with a three piece suite comprising bath with electric shower over, low flush WC and hand wash basin. Fully tiled walls and floor, obscure window and ladder style radiator.

## Conservatory 9' 6" x 11' 11" (2.90m x 3.64m)

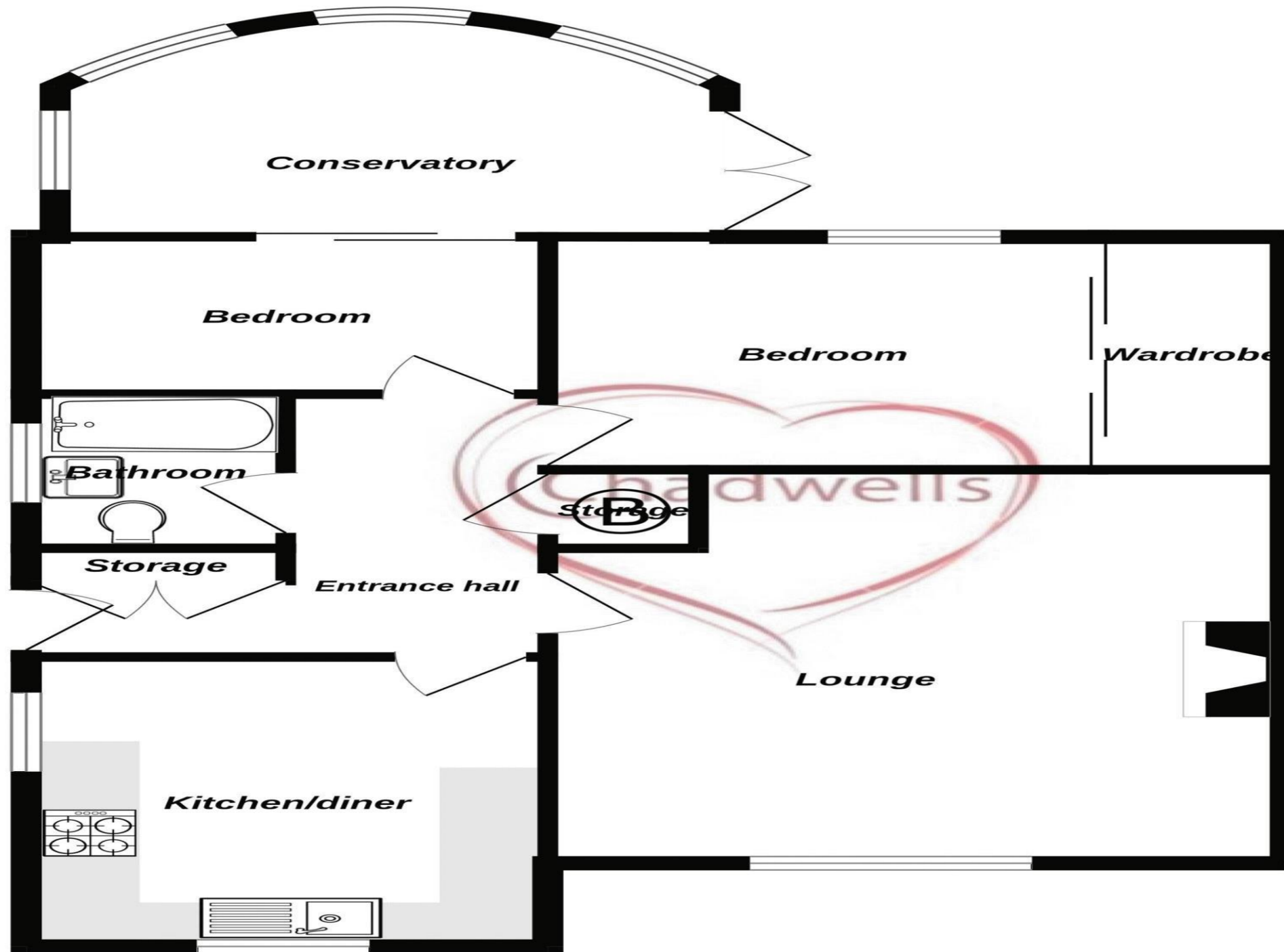
With tiled flooring, radiator and French doors leading into the rear garden.

## Outside

To the front of the property there is a large drive way for plenty of off road parking. the drive leads to the garage which houses the boiler. The rear garden is laid to stone chippings and has a selection of plants and evergreen trees.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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