



*Main Street*

*Kirton*



£280,000

**Chadwells**  
Estate & Letting Agents





*Charming Character Cottage... No  
Upward Chain*





*Main Street*





# Welcome

This beautifully presented detached cottage sits proudly within the rural village of Kirton and is located close to transport links and amenities. Internally the property has recently been renovated by the current owners with a modern look yet still having character throughout. To the ground floor you will find two reception rooms with a central brick fireplace dividing the areas, modern fitted kitchen and wet room with the first floor housing two double bedrooms and a bathroom fitted with a three piece suite including a freestanding bath. Externally the front of the property benefits from a good sized stoned driveway offering ample off road parking and a fully enclosed garden to the rear which is mainly laid to lawn and has fantastic views of the local Church. Offered For Sale With No Upward Chain this property really is one not to be missed. Contact our office today to arrange a viewing!



# Step inside...

## Entrance Hallway

Accessed through a wooden door to the front aspect and having tiled flooring, ceiling light fitting and uPVC window to the side aspect.

## Lounge 14' 9" x 12' 11" (4.49m x 3.93m)

With laminate flooring, central brick fireplace with log burner insert, Bay window to the front aspect, wall light fittings and radiator.

## Dining Room 14' 10" x 13' 8" (4.52m x 4.16m)

With laminate flooring, brick exposed fireplace, wall light fittings, radiator and stairs off to the first floor.

## Kitchen 14' 10" x 14' 0" (4.52m x 4.26m)

Fitted with a range of grey high gloss base units having work surfaces over inset with a Belfast sink and mixer tap. Integrated appliances include a double oven with five ring gas burner. Space and plumbing for washing machine, exposed ceiling beams, tiled flooring, ceiling light fitting, radiator, uPVC door and window to the rear aspect.

## Wet Room 11' 5" x 5' 0" (3.48m x 1.52m)

Fitted with a three piece suite comprising of electric shower, low flush WC and wall mounted hand wash basin. Tiled splash backs, vinyl flooring, obscure uPVC window to the side aspect, radiator, two ceiling light fittings and extractor fan.

## First Floor Landing

Exposed wooden floorboards painted white and pendant light fitting.

## Master Bedroom 14' 4" x 12' 9" (4.37m x 3.88m)

With laminate flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

## Bedroom Two 13' 6" x 11' 11" (4.11m x 3.63m)

With laminate flooring, uPVC window to the front aspect, built in storage cupboard housing the boiler, radiator and pendant light fitting.

## Bathroom 8' 1" x 6' 4" (2.46m x 1.93m)

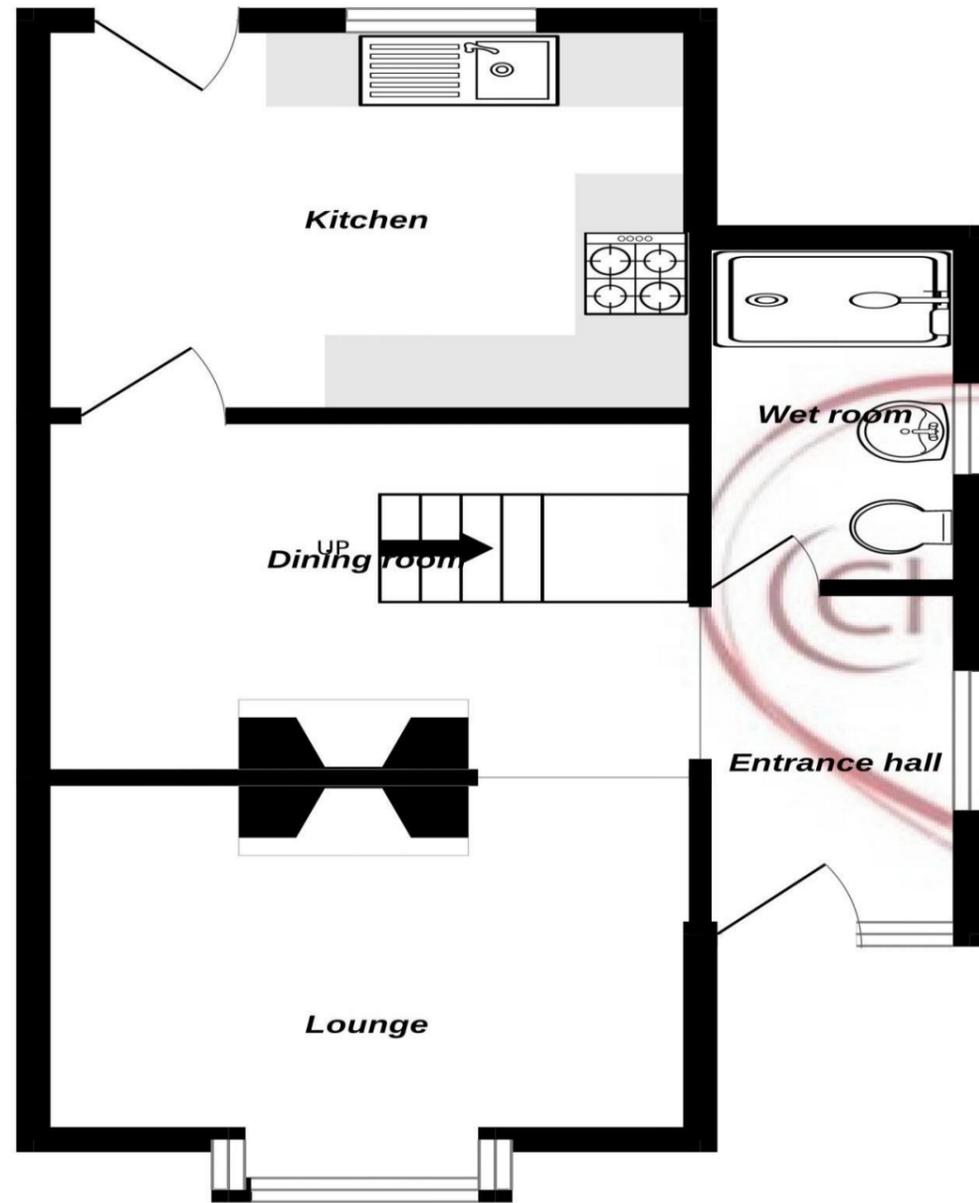
Fitted with a three piece suite comprising of a freestanding roll top bath, pedestal hand wash basin and low flush WC. Wood flooring, Velux window and ceiling spotlights.

## External

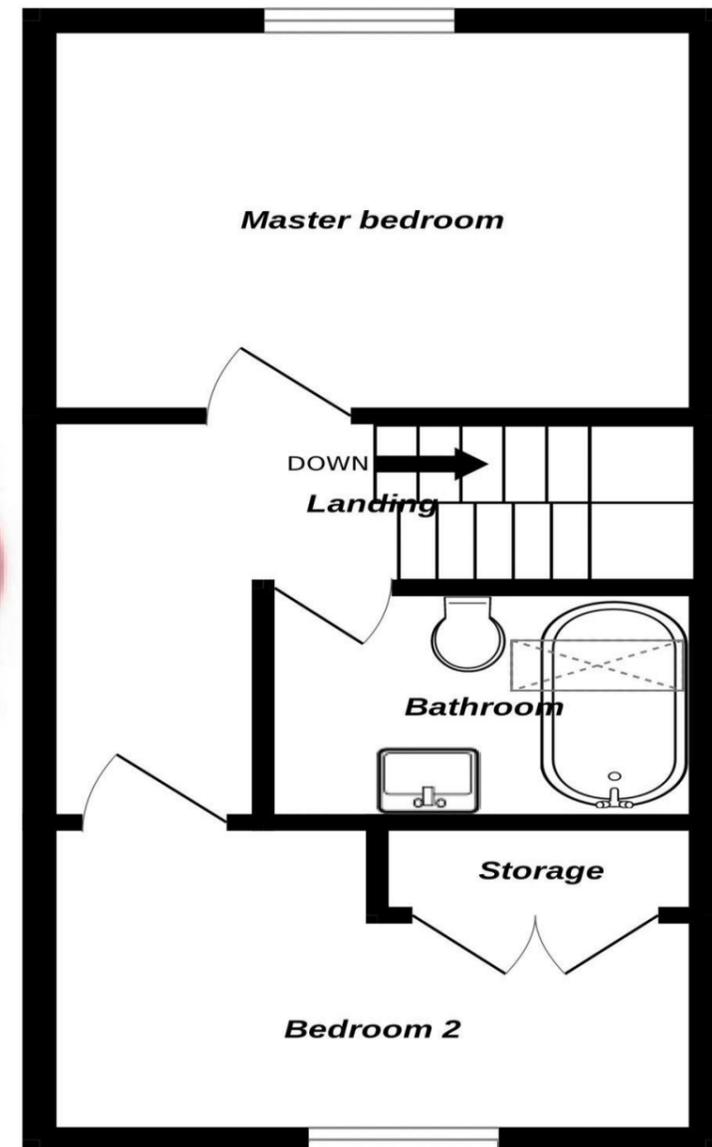
The front of the property is accessed through a wooden gate leading to the driveway with ample off road parking space. There is a gate to the side aspect giving access round to the fully enclosed rear garden which is mainly laid to lawn with two seating areas offering the perfect place to sit back and relax.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st 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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*Selling Homes with Bespoke Lifestyle Photography*

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If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

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