



Kirton Park

Kirton



£250,000

(Chadwells
Estate & Letting Agents





*A Hidden Gem . . . No Upward
Chain . . .*





Kirton Park





Welcome

Sat within the picturesque Village of Kirton and tucked away in a quiet cul de sac location, this three bedroom detached bungalow is one not to be missed. Internally the property benefits from a spacious open plan lounge/diner, fitted kitchen, three bedrooms and recently installed modern family bathroom. Externally the garden sits on a good sized plot with gardens to both the front and rear with the additional advantage of a single garage and a private established garden to the rear. This property is waiting for its next chapter. 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 Porch *3' 1" x 7' 4" (0.95m x 2.24m)*
Fitted carpet, radiator, ceiling light and doors leading to both the front garden and into the living area.

Kitchen *13' 3" x 7' 10" (4.04m x 2.40m)*
Fitted with a range of floor and wall units, complimentary worksurface, sink, drainer and mixer tap. Integrated fridge/freezer, dish washer, electric hob and extractor fan. Space and plumbing for washing machine, ceiling light, window overlooking rear garden and door to side/rear aspect.

Lounge/Diner *14' 5" x 35' 2" (4.40m x 10.72m)*
Spacious lounge/diner with brick build media wall, gas fire, ceiling and wall lights, four radiators. Double glazed window and patio doors to the front aspect.

Hallway
Loft access and storage cupboard.

Bedroom 1 *10' 0" x 13' 1" (3.04m x 4.00m)*
Carpet flooring, ceiling light, build in wardrobe, radiator and window to rear aspect.

Bedroom 2 *11' 8" x 9' 11" (3.56m x 3.03m)*
Carpet flooring, ceiling light, radiator and window to side aspect.

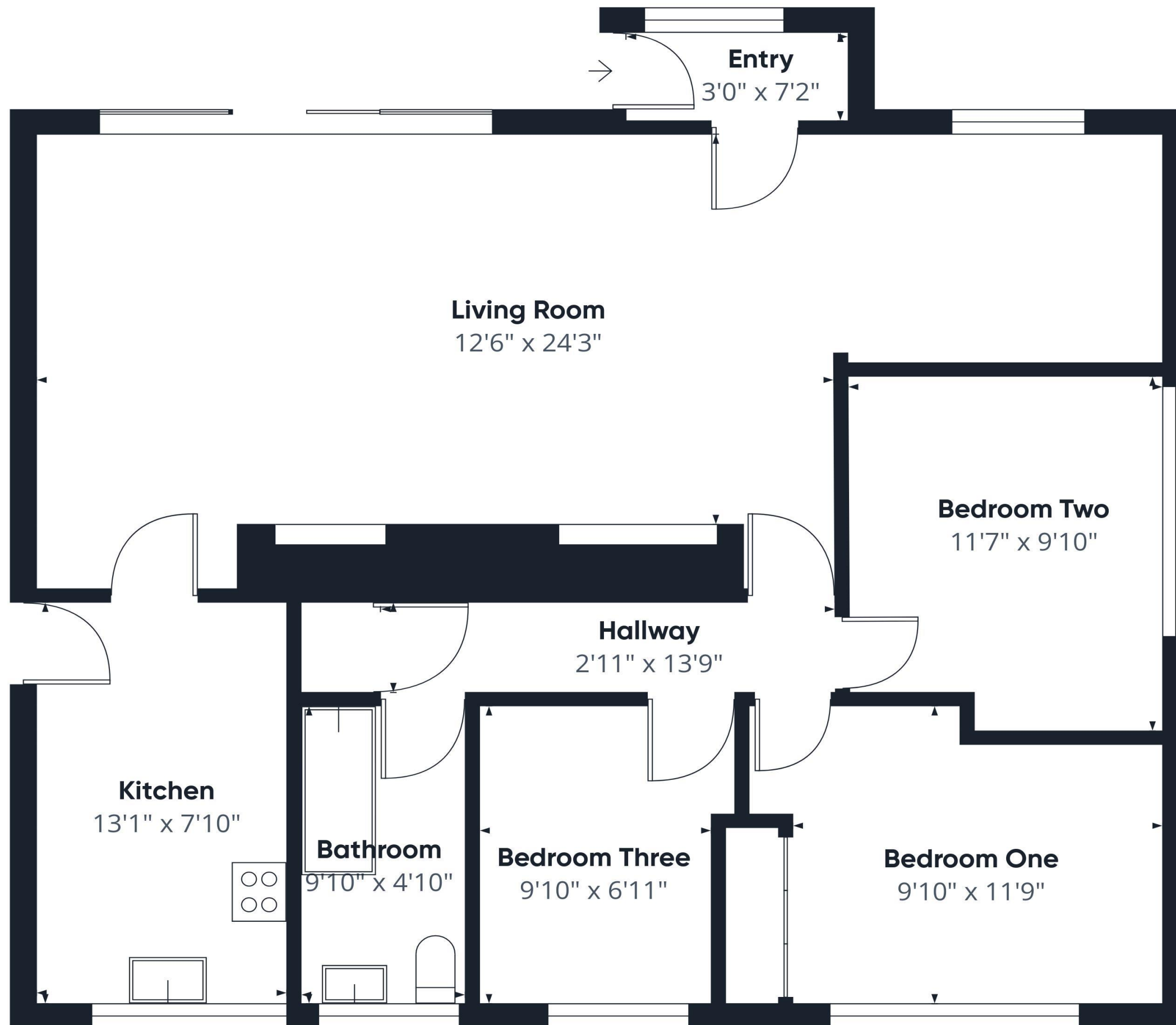
Bedroom 3 *9' 11" x 7' 9" (3.03m x 2.36m)*
Carpet flooring, ceiling light, radiator and window to rear aspect.

Family Bathroom *9' 10" x 4' 11" (3.00m x 1.50m)*
Fitted with modern three piece suite, comprising of low flush w/c, wash basin in vanity unit and bath with shower over and glass splash screen. Fully tiled floor and walls, radiator, ceiling spot lights, window to rear aspect.

Externally
The front garden is mainly laid to lawn with established shrubs and plants in the border. The elevated rear garden has both lawn and patio areas, together with an abundance of established shrubs and plants. There is also outdoor lighting, a green house, two garden sheds and steps leading to the garage.

Garage
Electric sectional door, electrics and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
939 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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