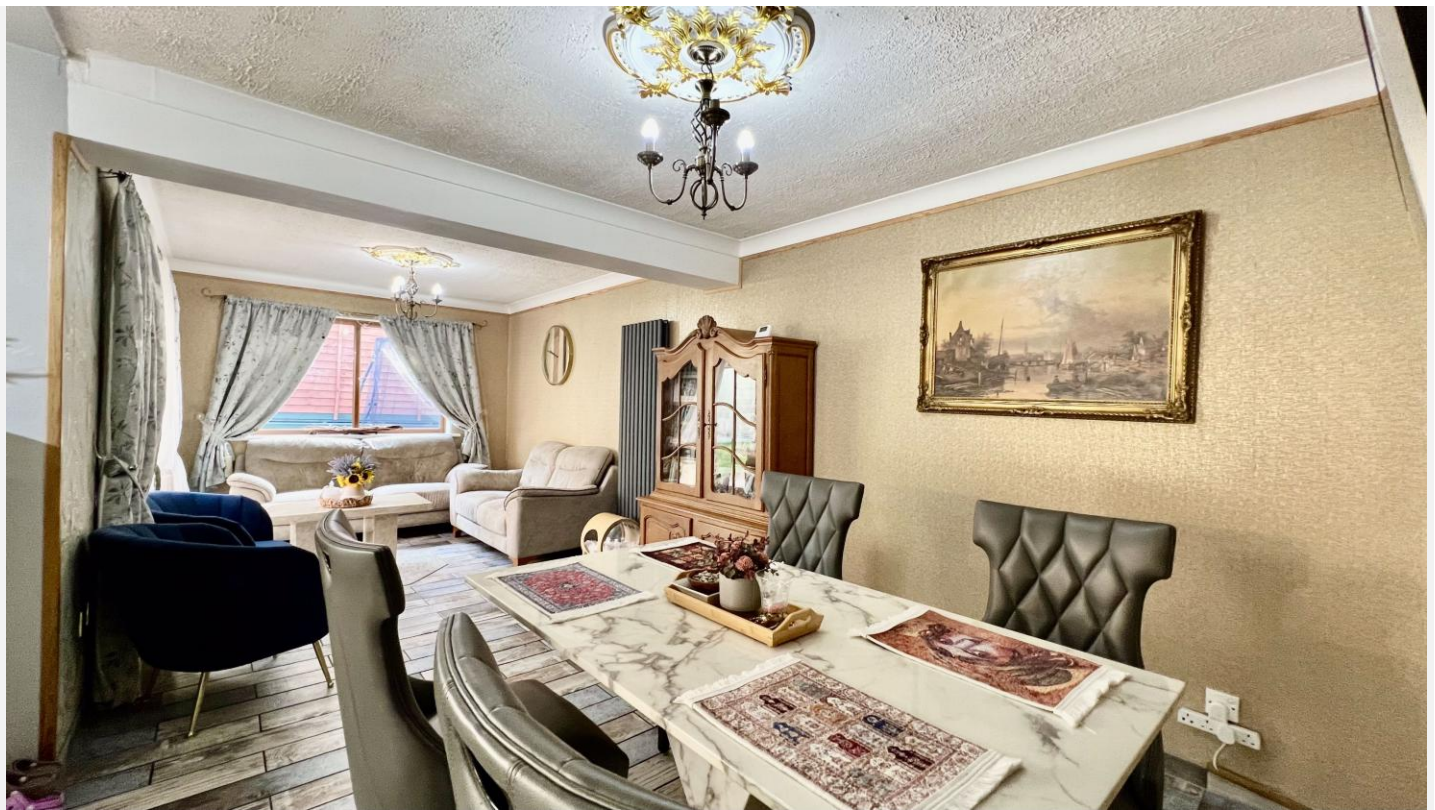




- CHAIN FREE!
- Spacious Detached House
- 3 Bedrooms
- Modern Family Bathroom
- Impressive Kitchen/Diner/Family Room
- Utility Room & Downstairs WC
- Garage Conversion
- Ample Off Street Parking

Richdale Avenue, Kirton Lindsey, DN21 4BL,
£275,000





CHAIN FREE! Offered for sale in the ever popular location of Kirton Lindsey is this spacious and beautifully presented detached house on Richdale Avenue. The accommodation briefly comprises of 2 double bedrooms, third bedroom (currently used as a dressing room) and a family bathroom to the first floor, whilst downstairs boasts an entrance hallway, WC, lounge, fantastic open plan kitchen/diner/family room, utility area and a garage conversion to create a versatile extra room downstairs. The garage conversion is currently used for working from home and is ideal for this, however it could be used as an extra reception room or fourth bedroom. The property sits on a great plot in a quiet cul-de-sac location with plenty of off street parking to the front and a lovely garden to the rear ideal for families or entertaining. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance Hallway

Having front entrance door, radiator, coved ceiling and stairs rising to the first floor.

Downstairs WC

Having low level WC.

Lounge

14' 7" x 10' 9" (4.44m x 3.27m)

Having double glazed window to the front aspect, radiator and coved ceiling.

Kitchen/Diner/Family Room

21' 1" x 23' 1" (6.42m x 7.03m)

Having two double glazed windows to the rear aspect, sliding doors onto the rear garden, door to the rear garden, three vertical radiators, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space for white goods.

Utility

9' 2" x 8' 3" (2.79m x 2.51m)

Having double glazed window to the rear aspect, a range of wall and base units with work surfaces over and space for white goods.

Reception Room/Office

Potential fourth bedroom if required. Having double glazed window to the front aspect, door to the side aspect and radiator.

First Floor Landing

Having loft access and coved ceiling.

Bedroom 1

12' 8" x 12' 8" (3.86m x 3.86m)

Having double glazed window to the front aspect and radiator.

Bedroom 2

12' 8" x 10' 1" (3.86m x 3.07m)

Having double glazed window to the rear aspect, radiator and coved ceiling.

Bedroom 3/Dressing Room

9' 2" x 8' 10" (2.79m x 2.69m)

Having double glazed window to the front aspect, coved ceiling and radiator.

Family Bathroom

7' 8" x 6' 6" (2.34m x 1.98m)

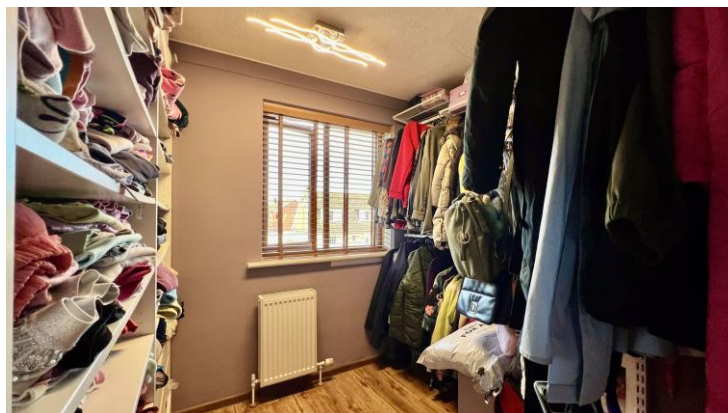
Having two double glazed windows to the rear aspect, P shaped panelled bath with shower over, shower attachment and tap with shower attachment, wash hand basin set in vanity unit, WC, bidet, ceiling spotlights and radiator.

Outside Front

A hardstanding area provides off street parking for numerous vehicles, there is also a lawned garden, hedged border and access down the side to the rear garden.

Outside Rear

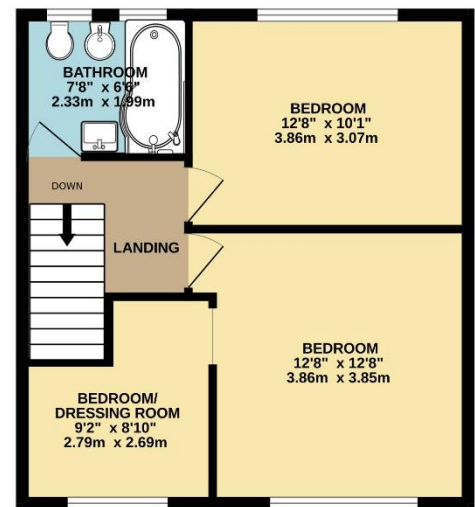
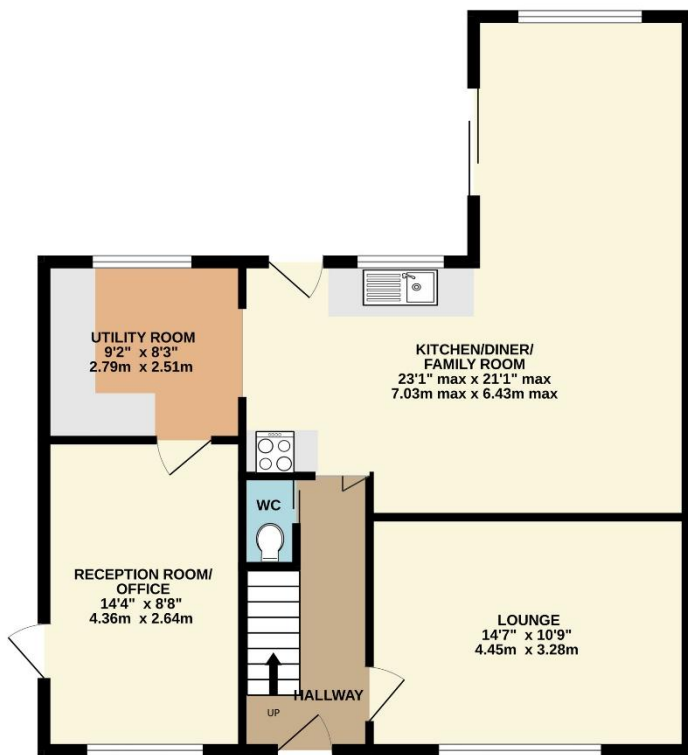
The rear garden offers an excellent degree of privacy and is mainly laid to lawn with fenced/hedged surround, shed, paved area ideal for entertaining and gate to the side.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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