



- Detached House
- 3 Good Size Bedrooms
- 4 Reception Rooms
- Kitchen & Utility Room
- Rear Garden
- Off Street Parking with EV Charging Point
- Garage
- Chain Free!

Traingate, Kirton Lindsey, DN21 4DW,  
£260,000







Offered for sale with NO ONWARD CHAIN in the ever popular location of Kirton Lindsey is this spacious detached cottage on Traingate. The accommodation briefly comprises of 3 well proportioned bedrooms (master with walk in wardrobe space) and a family bathroom to the first floor, whilst downstairs boasts a lounge, sitting room, dining room, garden room, kitchen and utility room. The property comes complete with off street parking, EV charging point, garage and a lawned rear garden. Situated conveniently close by to a wealth of local amenities, this property is a short distance away from the popular market square hosting an array of shops, pubs, takeaways, doctors surgery, convenience store, garden centre and more. The location also boasts excellent transport links to nearby towns including Scunthorpe, Lincoln, Brigg, and Gainsborough, making it an ideal choice for commuters. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C





### Lounge

Having door to the front aspect, windows to the front and side aspects, stairs rising to the first floor and feature fireplace.

### Sitting Room

14' 2" x 11' 9" (4.31m x 3.58m)

Having window to the front aspect, radiator, coved ceiling and feature fireplace.

### Dining Room

11' 9" x 10' 7" (3.58m x 3.22m)

Having two windows to the side aspect and radiator.

### Garden Room

9' 2" x 8' 9" (2.79m x 2.66m)

Having window to the side aspect, French doors to the rear aspect, radiator and ceiling spotlights.

### Kitchen

13' 5" x 10' 7" (4.09m x 3.22m)

Having windows to the rear and side aspects, ceiling spotlights, radiator, wall and base units with work surfaces over, inset sink and drainer unit and built in oven with hob.

### Utility Room

8' 3" x 6' 6" (2.51m x 1.98m)

Having window to the rear aspect, radiator, built in cupboards and space/plumbing for white goods.

### First Floor Landing

Having loft access.

### Bedroom 1

14' 4" x 11' 9" (4.37m x 3.58m)

Having window to the front aspect, radiator, feature fireplace and opening into wardrobe space.

### Bedroom 2

12' 10" x 10' 6" (3.91m x 3.20m)

Having window to the rear aspect and radiator.

### Bedroom 3

9' 3" x 11' 10" (2.82m x 3.60m)

Having window to the front and side aspects, radiator and built in cupboard.

### Bathroom

13' 5" x 7' 2" (4.09m x 2.18m)

Having window to the rear aspect, freestanding clawfoot bath with shower attachment over, wash hand basin set in vanity unit, WC, radiator, ceiling spotlights and built in cupboard.

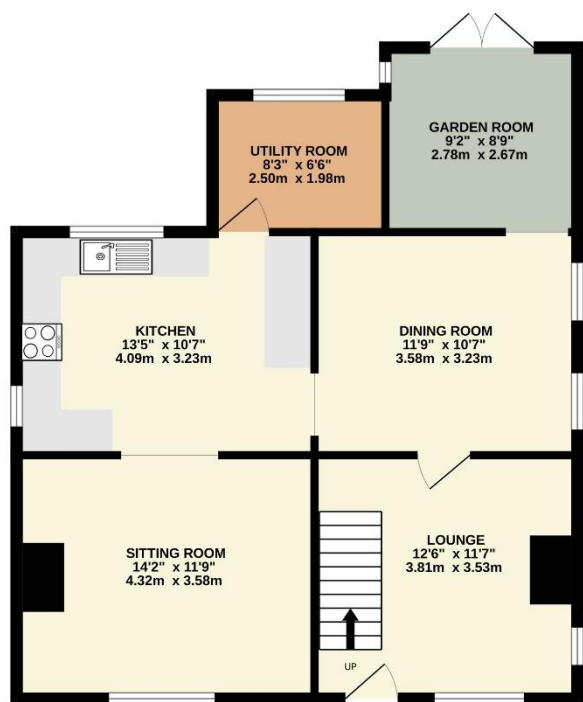
### Outside

Having off street parking, EV charging point, garage and rear garden which is mainly laid to lawn.

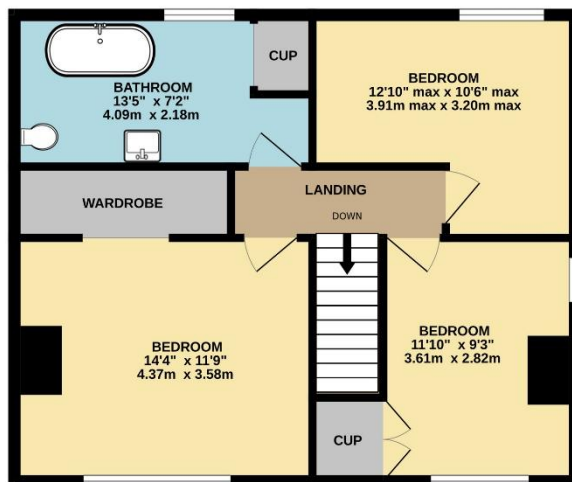




GROUND FLOOR



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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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