



- Fantastic Family Home
- Spacious Accommodation Throughout
- Private Corner Plot
- Front, Side & Rear Gardens
- Gated Off Street Parking
- Separate Annexe
- Walking Distance to Amenities
- MUST VIEW!

South Cliff Road, Kirton Lindsey, DN21 4NP,  
£425,000







Starkey&Brown are delighted to offer for sale this spacious family home in the desirable market town of Kirton Lindsey. The accommodation briefly comprises of 4 bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge, sitting room, dining room, kitchen/breakfast room, utility room and WC. The property benefits from a detached annexe with an open plan living kitchen and separate shower room, ideal for extended family members, visitors or for renting on AirBnB or Booking.com. Outside the property has gated access to off street parking along with lawned gardens to the front, side and rear which offer an excellent degree of privacy. Excellent amenities are within walking distance as are nearby towns/cities with further amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: E





### Entrance Hallway

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

### Lounge

12' 8" x 15' 0" (3.86m x 4.57m)

Having uPVC double glazed bay window to the front aspect, window to the side aspect, door to the side aspect, radiator and coved ceiling.

### Sitting Room

11' 9" x 12' 5" (3.58m x 3.78m)

Having uPVC double glazed window to the front aspect, uPVC double glazed bay window to the side aspect, coved ceiling and two radiators.

### Dining Room

16' 8" max x 16' 7" max (5.08m x 5.05m)

Having uPVC double glazed sliding doors to the side aspect, coved ceiling, two radiators, ceiling spotlights and access to conservatory.

### Conservatory

12' 9" x 15' 6" (3.88m x 4.72m)

Having uPVC double glazed windows surrounding, uPVC double glazed door to the side aspect and three radiators.

### Kitchen

11' 9" x 9' 10" (3.58m x 2.99m)

Having uPVC double glazed window to the side aspect, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink, island unit with double socket inset, built in extractor, space for dishwasher and opening into breakfast room.

### Breakfast Room

11' 9" x 9' 8" (3.58m x 2.94m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed bay window to the side aspect, radiator, ceiling spotlights and built in cupboards.

### Utility Room

5' 6" x 7' 3" (1.68m x 2.21m)

Having uPVC double glazed door to the rear aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, gas central heating boiler, built in cupboard and space/plumbing for white goods.

### Downstairs WC

5' 8" x 3' 2" (1.73m x 0.96m)

Having uPVC double glazed window to the rear aspect, WC, wash hand basin set in vanity unit and radiator.

### First Floor Landing

Having uPVC double glazed window to the front aspect, coved ceiling, radiator, built in cupboard and loft access.

### Master Bedroom

12' 8" x 14' 10" (3.86m x 4.52m)

Having uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, door onto balcony, door to en-suite, coved ceiling and radiator.

### En-suite

6' 9" x 10' 6" (2.06m x 3.20m)

Having uPVC double glazed window to the rear aspect, corner jacuzzi bath, separate shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, WC, heated towel rail and ceiling spotlights.

### Bedroom 2

11' 10" x 11' 10" (3.60m x 3.60m)

Having uPVC double glazed window to the front aspect, uPVC double glazed bay window to the side aspect, coved ceiling, radiator and built in wardrobe.

### Bedroom 3

11' 9" x 9' 9" (3.58m x 2.97m)

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

### Bedroom 4

8' 6" x 9' 10" (2.59m x 2.99m)

Having uPVC double glazed window to the side aspect, coved ceiling, built in wardrobe and radiator.

### Family Bathroom

6' 3" x 8' 8" (1.90m x 2.64m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, WC, bidet and radiator.

### Annexe

Having open plan kitchen/dining/living area, separate shower room and under floor heating. Ideal for multiple generations living together, visitors or (as previously done) rented out on AirBnB or Booking.com to tourists.

### Outside

A great size corner plot with front, side and rear gardens, paved patio area and gated access to off street parking.



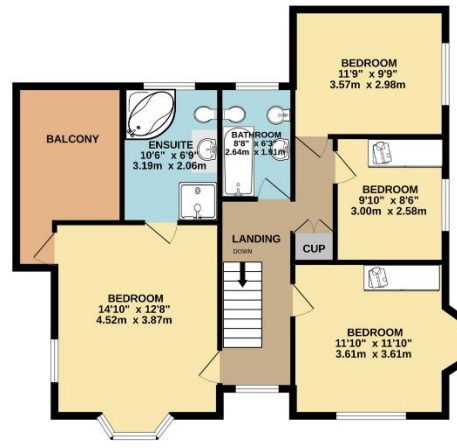




GROUND FLOOR

1ST FLOOR

ANNEXE



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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