



5 Millstone Close, Kirton Lindsey

£280,000 Freehold

AN ATTRACTIVE MODERN DETACHED HOME • QUIETLY POSITIONED ON A SOUGHT AFTER MODERN DEVELOPMENT • NO UPWARD CHAIN • 4 SIZEABLE BEDROOMS • SPACIOUS FRONT LOUNGE & REAR CONSERVATORY • MODERN FITTED KITCHEN DINER & UTILITY ROOM • MAIN FAMILY BATHROOM & MASTER EN-SUITE • REAR ENCLOSED LAWNED GARDEN • FRONT DRIVEWAY & INTEGRAL GARAGE • VIEW VIA OUR BRIGG OFFICE

Detached 4-bed family home in sought-after Kirton in Lindsey. Modern kitchen, garden room, garage, enclosed garden. No chain. Close to schools, shops, and transport links. Viewing recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- AN ATTRACTIVE MODERN DETACHED HOME
- QUIETLY POSITIONED ON A SOUGHT AFTER MODERN DEVELOPMENT
- NO UPWARD CHAIN
- 4 SIZEABLE BEDROOMS
- SPACIOUS FRONT LOUNGE & REAR CONSERVATORY
- MODERN FITTED KITCHEN DINER & UTILITY ROOM
- MAIN FAMILY BATHROOM & MASTER EN-SUITE
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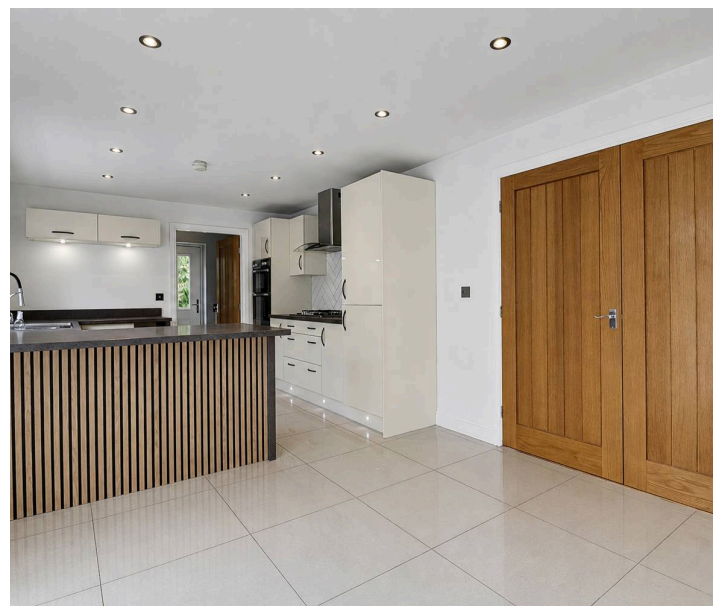
Front Entrance Porch

Includes an attractive wood grain effect composite entrance door with adjoining uPVC double glazed window, attractive laminate flooring, single flight staircase leads to the first floor accommodation with adjoining oak balustrading with adjoining grab rail and an internal oak door allows access off to;

Main Living Room

16' 1" x 14' 6" (4.90m x 4.43m)

With a front uPVC double glazed window, continuation of laminate flooring, built-in under the stairs storage cupboard, a wall mounted electronic Drayton thermostatic control for the heating, TV input and twin oak doors allow access to;





Open Plan Modern Kitchen Diner

10' 3" x 20' 0" (3.13m x 6.10m)

With attractive tiled flooring and a rear uPVC double glazed window. The kitchen includes a modern range of white fronted low level units, drawer units and wall units with decorative black pull handles and a patterned working top surface with matching uprising incorporating a one and a half stainless steel sink unit with drainer to the side and block mixer tap, a range of appliances including a Zanussi electric oven with grill above and an adjoining five ring Zanussi gas hob with overhead canopied stainless steel extractor, plumbing for a dishwasher, integral fridge freezer, modern ceiling spotlight, part panelling to the walls and an opening leads through to;



Rear Conservatory

11' 3" x 8' 8" (3.44m x 2.65m)

With a hip and pitched double glazed uPVC roof with further surrounding uPVC double glazed windows, continuation of gloss styled tiled flooring and two twin French double glazed doors allow access to the garden.





Side Utility Room

5' 9" x 7' 3" (1.76m x 2.20m)

With a side composite entrance door allowing access to the side of the property, a patterned working top with plumbing for a washing machine, ceiling spotlights, extractor fan and an oak door leads down to;

Cloakroom

5' 10" x 2' 11" (1.77m x 0.90m)

Has a side uPVC double glazed window and a two piece suite comprising a low flush WC and a corner oval wash hand basin with storage unit beneath, partly tiled walls, continuation of tiled flooring and a gun metal grey column radiator and inset ceiling spotlights.

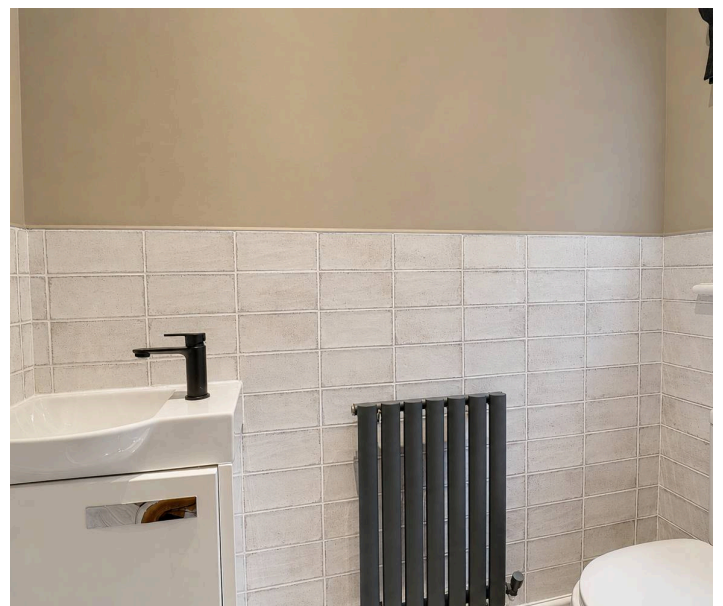
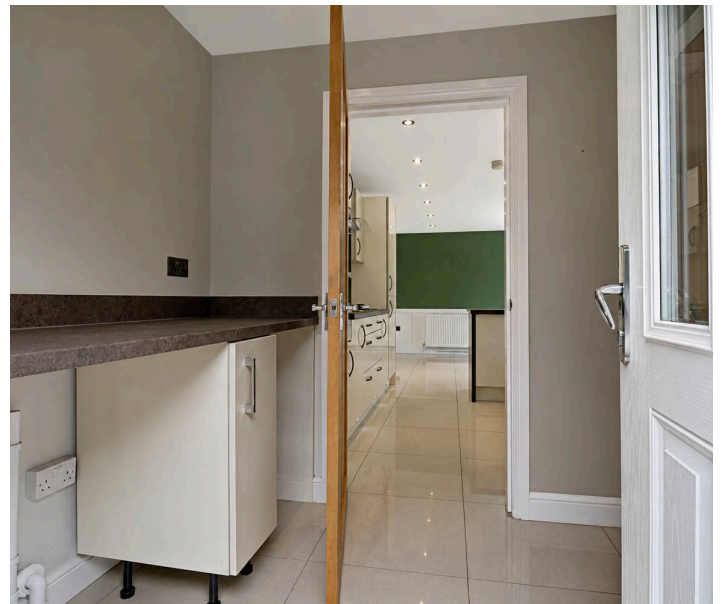
First Floor Landing

Includes loft access, modern ceiling spotlights, a built-in storage cupboard which has inset railing and shelving and attractive oak doors leads off to;

Master Bedroom 1

10' 10" x 12' 0" (3.30m x 3.65m)

With a rear uPVC double glazed window, attractive herringbone style flooring and an oak door leads through to;





Modern En-Suite Shower Room

3' 10" x 7' 7" (1.18m x 2.30m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a double walk-in shower cubicle with overhead chrome main shower with glazed door and screen and fully tiled walls, a circular vanity wash hand basin with twin pull out drawers beneath with central block mix tap and a low flush WC with a vertical wall mounted towel heater in gun metal grey, tiled flooring and extractor fan.

Front Bedroom 2

12' 10" x 9' 7" (3.91m x 2.91m)

With a front uPVC double glazed window and herringbone style flooring.

Rear Double Bedroom 3

10' 2" x 10' 10" (3.10m x 3.30m)

With a rear uPVC double glazed window, part panelling to the walls and herringbone flooring.

Front Double Bedroom 4

7' 8" x 13' 1" (2.33m x 4.00m)

With a front uPVC double glazed window, part panelling to the walls and over the stairs built-in storage.





Family Bathroom

7' 10" x 6' 8" (2.40m x 2.04m)

With a side uPVC double glazed window with frosted glazing incorporating a three piece suite comprising a p-shaped panelled bath with curved glazed screen, low flush WC and a vanity wash hand basin with twin storage drawers beneath, tiled walls, cushioned flooring, modern ceiling spotlights and extractor fan.

Grounds

The rear of the property enjoys an enclosed laid to lawn garden with gravelled decorative borders which provides a range of mature shrubs and enclosed secure fencing. Side access leads to the front which provides a block paved driveway allowing off street parking for two vehicles with an adjoining garden.

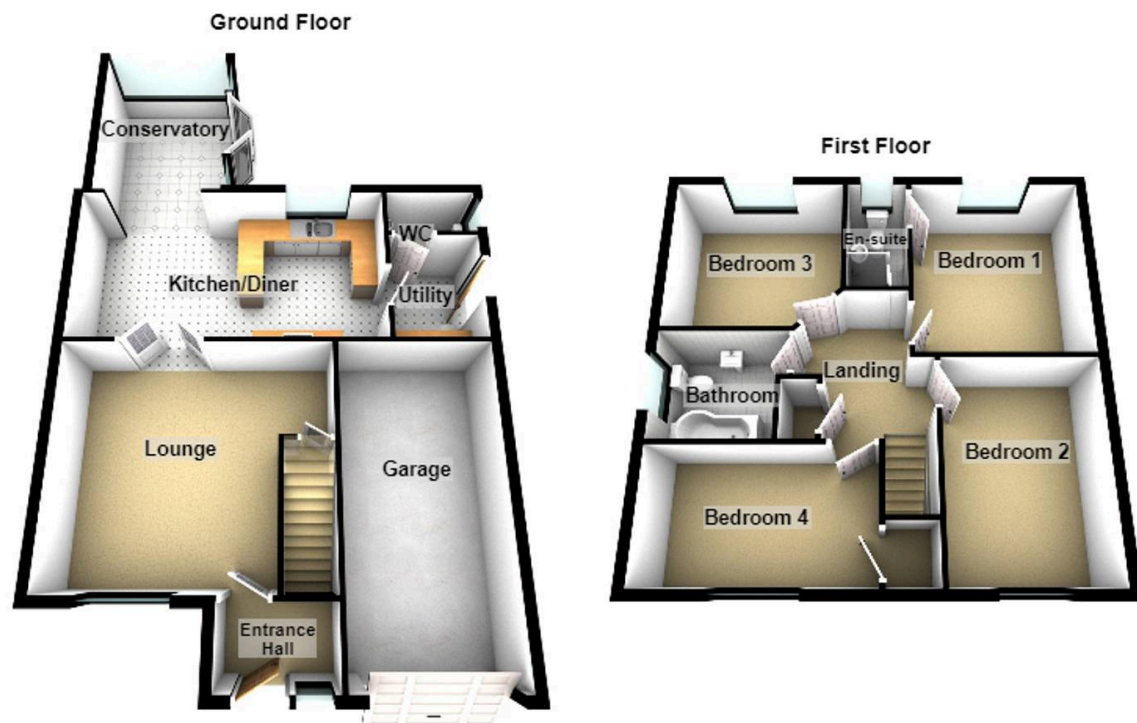
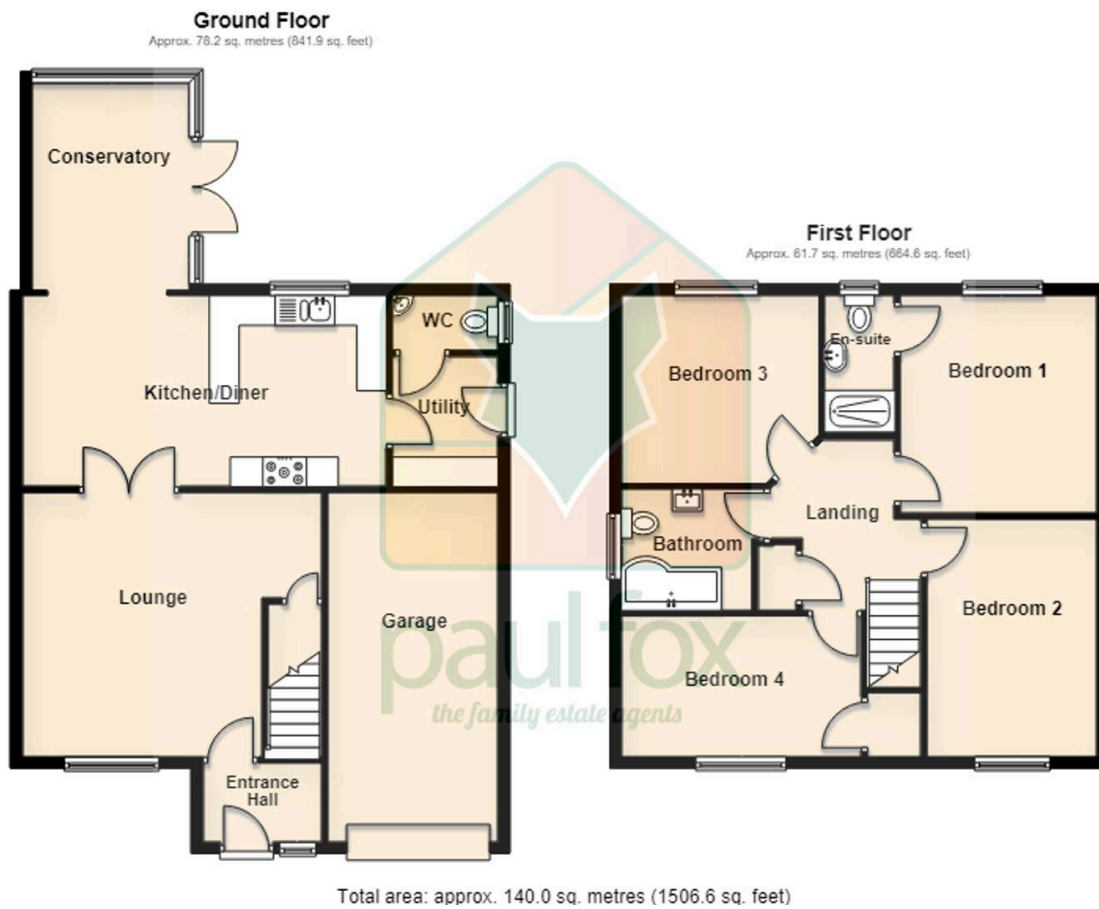
Garage

8' 10" x 18' 6" (2.70m x 5.65m)

With an up and over door, pull power with an Ideal Modern Logic gas combi boiler.







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