





12 ST. ANDREWS STREET

GAINSBOROUGH, DN21 4DZ

£185,000

FREEHOLD

A well-proportioned three-bedroom semi-detached home situated in the popular town of Kirton in Lindsey. The accommodation includes a spacious lounge, separate dining room, fitted kitchen, generous sun room and downstairs WC. Upstairs are one double bedroom, two single bedrooms and a family bathroom with both a bath and separate shower. Outside, the property benefits from solar panels, off-road parking for two vehicles and an enclosed rear garden with a timber shed.

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DESCRIPTION

St Andrew's Street, Kirton in Lindsey

An extended three-bedroom semi-detached home offering versatile family accommodation, solar panels, generous off-road parking and an enclosed rear garden.

The ground floor offers an entrance hallway with stairs to the first floor and access to a useful downstairs WC. The lounge features a front-facing window and an attractive fireplace, while the separate dining room provides ample space for family dining and benefits from useful understairs storage.

The kitchen is fitted with a range of modern wall and base units, contrasting work surfaces and a tiled splashback, together with an integrated double oven and gas hob. There is also space for further freestanding appliances and a door leading into the sun room.

A particularly generous addition to the home, the sun room is currently used as a home gym but could equally make an excellent family room, playroom or entertaining space. Windows and French doors provide plenty of natural light and direct access to the rear garden.

To the first floor are three bedrooms, comprising a double bedroom with fitted wardrobes and two single bedrooms. The family bathroom is fitted with a modern suite including a bath, separate shower enclosure, wash hand basin and WC.

Outside, the property benefits from a generous driveway providing off-road parking for two vehicles, with gated access leading along the side of the house. The enclosed rear garden features a block-paved patio, lawn and a substantial timber garden shed, providing useful outdoor storage.

Solar panels provide an additional energy-efficient feature to this well-proportioned home, which is conveniently positioned within the popular town of Kirton in Lindsey.

Kirton in Lindsey is a popular and well-served historic market town offering a range of local amenities, including shops, schools, pubs, cafés, leisure facilities and a railway station. The town is well placed for access to Scunthorpe, Gainsborough and the surrounding Lincolnshire countryside, making the property an excellent choice for families and commuters alike.

Entrance Hallway

Accessed through the front entrance door, with stairs rising to the first floor and doors leading to the ground floor accommodation.

Downstairs WC

Fitted with a WC and wash hand basin, with a window providing natural light.

Lounge

A spacious main reception room with a front-facing window and an attractive fireplace with timber surround, providing a comfortable setting for relaxing and entertaining.

Dining Room

A separate dining room with space for a family dining table and chairs, together with useful understairs storage and access to the kitchen.

Kitchen

Fitted with a range of wall and base units, contrasting work surfaces and a tiled splashback. The kitchen includes an integrated double oven and gas hob, with space for additional freestanding appliances. Windows provide natural light, while a door leads into the sun room.

Sun Room
A generous and versatile additional reception room, currently used as a home gym. The room would also be ideal as a family room, playroom or entertaining space and features tiled flooring, windows and French doors opening onto the rear garden.

Bedroom One
A good-sized double bedroom with a front-facing window and a range of fitted wardrobes and overhead storage.

Bedroom Two
A single bedroom with a front-facing window.

Bedroom Three
A further single bedroom with a rear-facing window overlooking the garden.

Family Bathroom
Fitted with a modern suite comprising a bath, separate glazed shower enclosure, wash hand basin and WC, complemented by contemporary wall panelling.

Outside
To the front is a generous driveway providing off-road parking for two vehicles, with gated access continuing along the side of the property.

The enclosed rear garden offers a block-paved patio area ideal for outdoor seating, together with a lawn and a substantial timber garden shed providing excellent storage.

Location
Kirton in Lindsey is a popular and well-served historic market town offering a range of local amenities, including shops, schools, pubs, cafés, leisure facilities and a railway station. The town is well placed for access to Scunthorpe, Gainsborough and the surrounding Lincolnshire countryside, making the property an excellent choice for families and commuters alike.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

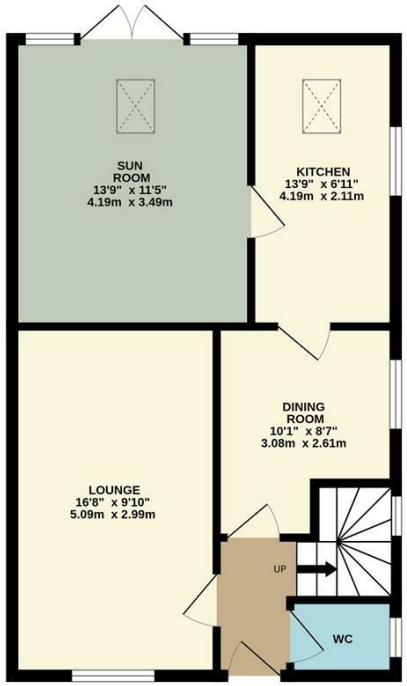
Floor Area – 866.00 sq ft

Tenure – Freehold

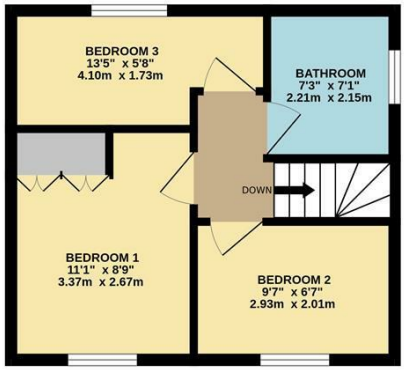




GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



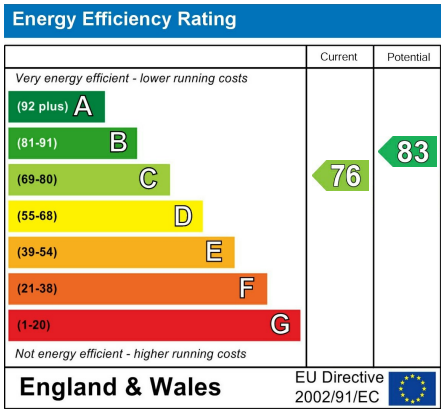
1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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