



## 25 DUNSTAN HILL GAINSBOROUGH, DN21 4DJ

**£215,000**  
**FREEHOLD**

A spacious three bedroom semi-detached home in Kirton in Lindsey set on an impressive 0.2 acre plot, offering versatile reception space, ample parking and a substantial rear garden perfect for families and hobbyists alike.



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## 25 DUNSTAN HILL

### DESCRIPTION

SPACIOUS THREE BEDROOM SEMI-DETACHED HOME – APPROXIMATELY 0.2 ACRE PLOT – GENEROUS REAR GARDEN – VERSATILE LIVING SPACE – AMPLE PARKING

Situated in the popular market town of Kirton in Lindsey, this spacious three bedroom semi-detached home is perfect for buyers seeking generous outdoor space and flexible living accommodation, occupying an impressive approximately 0.2 acre plot.

To the front of the property there is ample driveway parking for multiple vehicles along with a lawned garden enclosed by hedging. Double gates provide access through to the rear garden.

Step inside through the entrance porch into a welcoming entrance hallway with stairs rising to the first floor and doors leading to the lounge, kitchen diner, second reception room and utility facilities. The hallway also benefits from a handy understairs bench seat with built-in storage.

The lounge is bright and inviting, enjoying a large front-facing window and feature wall with beamed mantel creating a cosy focal point.

The second reception room is a fantastic versatile space - ideal as a home office, games room, snug or children's playroom - also positioned to the front elevation.

The kitchen diner is a great size and open-plan in feel, offering space for both a dining table and relaxed seating area. French doors open onto the rear garden, making it perfect for entertaining. The kitchen is fitted with modern wall and base units with complementary worktops and tiled splashbacks. There is a central

island with storage beneath, cooker with hob and extractor fan, and plenty of space for a fridge freezer.

The outbuilding-style facilities incorporate a practical utility area and additional storage space, ideal for keeping appliances and household items neatly tucked away.

To the first floor, there are three bedrooms and a modern family bathroom.

The spacious master bedroom features fitted wardrobes. Bedroom two is a good size double, while bedroom three is a single bedroom benefiting from a fitted cupboard.

The family bathroom comprises bath with shower over, vanity sink unit, WC and heated towel rail.

Externally, the rear garden is a true highlight. Set on approximately 0.2 acres, it is predominantly laid to lawn with a paved patio area perfect for outdoor entertaining. There are two wooden sheds and an abundance of space for children to play, keen gardeners to enjoy or potential to add a workshop or log cabin (subject to any necessary permissions).

A fantastic opportunity for buyers wanting space, flexibility and an impressive garden in a sought-after location.

### ENTRANCE HALLWAY

A welcoming hallway with stairs rising to the first floor and doors leading to the lounge, kitchen diner, second reception room and utility facilities. Benefiting from a useful understairs bench seat with built-in storage.

### LOUNGE

A bright front-facing reception room with large window allowing plenty of natural light and featuring a character beamed mantel creating a cosy focal point.



## SECOND RECEPTION ROOM

A versatile front-facing room ideal as a home office, games room, snug or children's playroom.

## KITCHEN DINER

A spacious open-plan room offering ample space for both dining and relaxed seating. Fitted with modern wall and base units with complementary worktops and tiled splashbacks. Central island with storage beneath. Cooker with hob and extractor fan. Plenty of space for a fridge freezer. French doors leading out to the rear garden.

## UTILITY / OUTBUILDING FACILITIES

Incorporating a practical utility area with additional storage space, ideal for keeping appliances and household items neatly tucked away.

## FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious double bedroom featuring fitted wardrobes.

## BEDROOM TWO

A good size double bedroom.

## BEDROOM THREE

A single bedroom benefiting from a fitted storage cupboard.

## FAMILY BATHROOM

Modern suite comprising bath with shower over, vanity sink unit, WC and heated towel rail.

## OUTSIDE

### FRONT

To the front of the property there is ample driveway parking for multiple vehicles along with a lawned

garden enclosed by hedging. Double gates provide access through to the rear garden.

### REAR GARDEN

Occupying a generous corner plot, the rear garden is predominantly laid to lawn with a paved patio area, perfect for outdoor entertaining. There are two wooden sheds and an abundance of space for children to play, keen gardeners to enjoy or potential to create a workshop or log cabin (subject to any necessary permissions). The size and layout of the garden truly set this property apart.

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

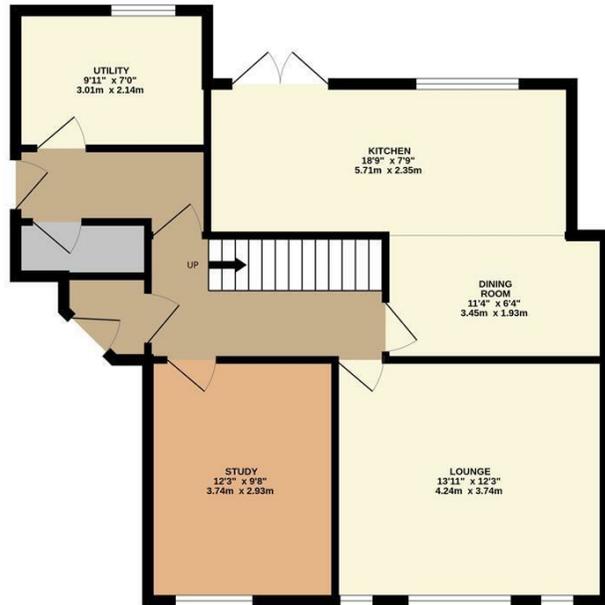
Viewings – By Appointment Only

Floor Area – 1164.00 sq ft

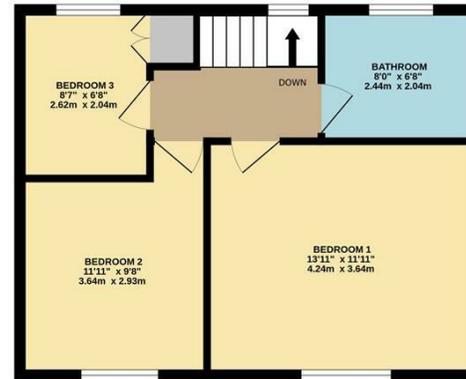
Tenure – Freehold



GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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