



Westfield Gainsborough Road, Kirton Lindsey
£485,000

 **NEWTON FALLOWELL**

Westfield Gainsborough Road

Kirton Lindsey, Gainsborough

Detached 2/3 bed bungalow on town edge with rural views,
2 acres of paddocks, barn, garage, flexible living, ample
parking, no upward chain. Ideal for families, equestrian use,
or a tranquil retreat.
Council Tax band: D

Tenure: Freehold

- No upward Chain
- 2 ACRE (approx) paddocks
- Edge of town location with rural views
- 2 double bedrooms and dining room/bed 3
- Garage and extensive parking
- Corrugated barn
- EPC RATING TBC





Reception Hall

A recessed entrance with Pvcu door opens to the L shaped hall with deep cupboard, 2 radiators and access to the roof space.

Lounge

17' 11" x 8' 6" (5.46m x 2.60m)

A well lit dual aspect room enjoying views to both open farm land and across the side paddock.

Dining Room

13' 10" x 11' 10" (4.22m x 3.60m)

A versatile, forward facing room currently used as a dining room but could easily become a third double bedroom if required.

Kitchen

11' 10" x 9' 4" (3.60m x 2.84m)

Appointed with a range of high and low, weave fronted units with matching worktops and including a 1 1/2 bowl sink unit, inset 4 burner Calor gas powered hob with extractor over, built in oven and part tiled walls.

Utility

9' 11" x 9' 2" (3.01m x 2.79m)

A most practical space with additional sink unit, plumbing for an automatic washing machine, fitted storage units and tiled floor.



Bedroom 1

13' 0" x 11' 11" (3.96m x 3.63m)

A generous forward facing double room with built in double wardrobe.

Bedroom 2

13' 1" x 11' 11" (4.00m x 3.63m)

A rear facing double room with views across the rear paddock, vanity unit and built in double wardrobe.

Bathroom

12' 2" x 8' 1" (3.71m x 2.46m)

Appointed with a traditional suite in white and including a panelled bath, close coupled wc, pedestal wash hand basin, raised, tiled shower area with mains fed shower and fitted airing cupboard.

Garden

The property is fronted by a neat lawn with established shrub beds and a large ornamental pond. A five bar gate opens to the 4 car reception area which in turn leads to the attached single garage with further side parking space. Immediately to the rear there is a productive vegetable plot together with the Calor gas storage tank. The principle paddock lies to the west of the bungalow and includes a corrugated field shelter. The remaining paddock extends across the rear of the bungalow and widens to the eastern side. A large corrugated hay barn/store completes the property.

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