



Hemington Way

Set along the sought-after Willington Road in Kirton, this beautifully presented modern detached home enjoys the perfect balance of village convenience and peaceful surroundings, just a short stroll from several local amenities while opening out towards the countryside.

Immaculately maintained inside and out, the property immediately impresses with its generous block-paved driveway, offering ample parking for multiple vehicles plus a caravan or works van, alongside a detached double garage complete with an electric door. Inside, the neutrally decorated and beautifully clean home is filled with natural light and thoughtfully arranged for modern family living, offering a spacious lounge, separate dining room, dedicated study and a bright conservatory. This versatile layout provides ample room for family members to enjoy their own individual space, while also offering an ideal setting for those working from home.

The conservatory overlooks the private and attractively landscaped garden, which extends to the side and rear, creating a peaceful outdoor area that can be enjoyed all year around. Upstairs, there are four well-proportioned double bedrooms, including a spacious principal bedroom with its own ensuite, complemented by a modern family bathroom. Stylish, airy and move-in ready, this is an ideal family home offering both comfort and practicality in a desirable setting.

EPC - C

Council Tax Band - 'E'

Heating Mains Gas - Boiler under warranty to 2029

Drainage - Mains



Entrance Hall – 3.15m x 1.95m (10'4" x 6'5") Part glazed front door opens into an entrance hallway which has staircase rising to the first-floor accommodation with under stairs storage cupboard, a radiator and HIVE heating control.

Cloakroom - Has a window to the side aspect, Amtico flooring, a towel rail, low flush WC and modern wash basin with cupboard beneath.

Lounge – 4.00m x 5.50m (13'1" x 18'1") Double part glazed doors open off the hall into the lounge which has two radiators and a combination of both wall and ceiling light points. There is a double-glazed window to the rear aspect with fitted blinds and an attractive fireplace with Adam's style fire surround, marble back panel and hearth incorporating a living flame effect gas fire. French doors open through to the conservatory.



Conservatory – 3.50m x 3.47m (11'6" x 11'5") Of brick and UPVC construction with fitted blinds, French doors to the side aspect, tiled floor and ceiling light/fan creating an ideal additional reception or garden room.

Study – 2.69m x 3.00m (8'10" x 9'10") Window to the side aspect with fitted blinds, a radiator and Amtico oak coloured flooring, ideal for home working.

Dining Room – 3.44m x 4.43m (11'3" x 14'6") Walk-in double glazed bay window to the front aspect, radiator and central ceiling light point providing a formal dining space with ample room for an 8-10 seater dining table.

Kitchen/Breakfast Room – 5.50m x 2.84m (18'1" x 9'4") Double glazed windows to both the front and rear aspects, a radiator and tiled flooring. The kitchen comprises a range of granite effect work surfaces with drawer and cupboard units at both base and eye level, including display cabinets. Integrated appliances include a refrigerator and a Belling cooking range with eight burner gas hob, two ovens and a grill. There is space and plumbing for a dishwasher and American style fridge freezer. A ceramic sink has a mixer tap over and tiled splashbacks.

Utility Room – 2.18m x 1.94m (7'2" x 6'4") Double glazed door and window to the rear patio and garden, tiled floor and additional work surface space with cupboards at both base and eye level, incorporating a single drainer sink unit with mixer tap.

First Floor Landing -Window to the front aspect, radiator, loft access to partly boarded loft with ladder and light, airing cupboard housing hot water tank and additional walk-in linen cupboard.

Bedroom One – 3.43m x 5.53m (11'3" x 18'2") Window to the front aspect with fitted blinds and a radiator providing a generous principal bedroom.

En Suite – 1.76m x 1.90m (5'9" x 6'3") Window to the side aspect and comprising a modern three-piece suite including vanity wash basin with drawers beneath, low flush WC and tiled shower enclosure with rainfall fitting and mixer hose.

Bedroom Two – 3.60m x 3.63m (11'10" x 11'11") Window to the front aspect with fitted blinds and a radiator, built-in wardrobe with sliding doors providing hanging rail and shelving.

Bedroom Three – 4.03m x 2.73m (13'3" x 8'11") Double glazed window to the rear aspect with fitted blinds and a radiator.

Bedroom Four – 4.03m x 2.71m (13'3" x 8'11") Window to the rear aspect, radiator and built-in double cupboard with shelving and hanging rail.

Family Bathroom – 1.83m x 3.62m (6'0" x 11'11") Window to the rear aspect and comprising a modern four-piece suite including corner shower enclosure with rainfall fitting and handheld mixer hose, vanity wash basin with cupboard beneath, panel bath and low flush WC, complemented by wall tiling, Karndean flooring and a chrome towel rail.





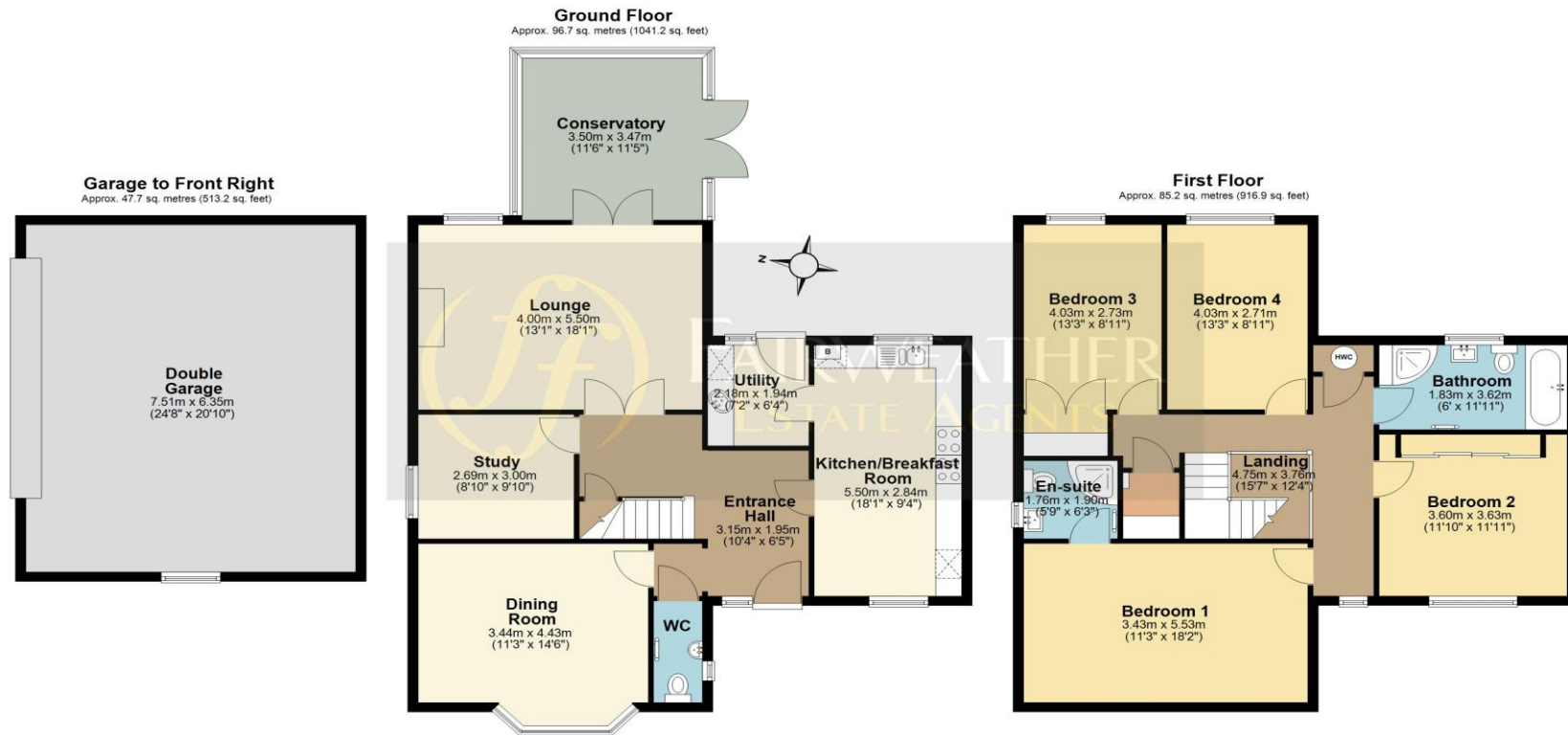
Double Garage – 7.51m x 6.35m (24'8" x 20'10") As number 2 was originally the show home to the Hemington Way development, there is a larger than average detached double garage with electric door and double-glazed window to the front aspect, offering excellent storage, studio or workshop potential.

Outside –The property is accessed via a five-bar gate and hand gate, which opens onto an extensive block paved driveway providing ample off-road parking for multiple vehicles, with sufficient space for cars plus a caravan or van. The front garden is mainly laid to lawn with established hedging offering both privacy and security for children and pets and there is an attractive landscaped area surrounding the entrance. There is outside lighting and outdoor sockets to both the front and rear.

The rear garden is beautifully maintained and enclosed by timber fencing with gated side access. It features paved patio areas that capture the sun at different types of the day, and a lawned garden and well-stocked borders filled with a wide variety of flowering plants, young trees, shrubs and bushes creating a private and inviting outdoor space.

The Village Amenities – Kirton enjoys a wide range of amenities to suit all age groups, including primary and secondary schools, several independent shops and eateries, a Co-Op, both GP and Veterinary surgeries and two village pubs.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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