



Spa Hill, Kirton Lindsey, Gainsborough, DN21 4BA

welcome to

Spa Hill, Kirton Lindsey Gainsborough

Situated in the highly sought-after Spa Hill area of Kirton Lindsey, this spacious four-bedroom detached home offers versatile family accommodation, a generous driveway, garage, attractive gardens, an insulated workshop, and a host of quality upgrades throughout.



Entrance Hall

Front entrance door, double-glazed window, under-stairs cellar, high ceiling, coving to the ceiling, and a radiator.

Lounge

Double-glazed window to front aspect, gas fireplace set in marble surround, wood flooring, high ceiling, coving to the ceiling, and a radiator.

Dining Room

Double-glazed bay window to front aspect, fireplace, wood flooring, high ceiling, coving to the ceiling, radiator, authentic skirting, and original doors.

Kitchen

Fitted kitchen with the range of wall and base cupboards, 1½ sink and drainer, work surfaces, new integrated dishwasher, Range cooker, Indian floor tiles, pantry storage, high ceiling, two double-glazed windows, and a door to utility room.

Utility Room

New Worcester Bosch boiler under warranty and annual service agreement, sink and drainer, big storage cupboard, original bread oven, Victorian-style clothes dryer, double-glazed window, door to rear garden, Indian tiled flooring, and original door.

Landing

Stairs from entrance hallway, dark wood banister, coving to the ceiling, high ceiling, archway, access to largely boarded, insulated loft with power, lighting, built-in ladder and hatch.

Bedroom One

Double-glazed window to front aspect, fitted wardrobes, original fireplace, high ceiling with coving, and original doors.

En-Suite

Double-glazed window, shower cubicle, wash hand basin with vanity unit, WC, and a radiator.

Bedroom Two

Double-glazed window to front aspect, skirting boards, original doors, high ceiling with coving, and a radiator.

Bedroom Three

Double-glazed window to rear aspect, decorative fireplace, fitted storage, skirting boards, high ceiling, and a radiator.

Bedroom Four

Double-glazed window, radiator, wood flooring, high ceiling, and original door.

Bathroom

Double-glazed window, bath with mixer taps and a shower over, wash hand basin with vanity unit, WC, laminate flooring, tiled walls, heated towel rail. and original doors.

Front Garden

A spacious driveway providing off-road parking for approximately four vehicles leads to the garage. The front garden is mainly laid to lawn and complemented by mature fruit trees, creating an attractive setting. A brick wall and metal gates form the boundary, offering both character and privacy.

Rear Garden

Generous L-shaped rear garden, predominantly laid to lawn with attractive pebbled areas and a patio seating space, ideal for outdoor dining and entertaining. Benefiting from a cold-water tap, mature fruit trees, an insulated workshop with power and lighting, and a useful potting shed. The garden offers a wonderful blend of practicality, storage, and outdoor enjoyment.



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Spa Hill, Kirton Lindsey Gainsborough

- Four-bedroom detached family home
- Principal bedroom with en-suite shower room
- Driveway providing parking for approximately four vehicles
- Insulated workshop with power and lighting
- Insulated and largely boarded loft with lighting and built-in ladder

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111963 - 0003

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