



**Grove Street, Kirton Lindsey Gainsborough DN21 4BY**

**welcome to**

## **Grove Street, Kirton Lindsey Gainsborough**

IMPRESSIVE four-bedroom detached family home offers spacious living accommodation, modern finishes, and an enviable setting in a sought-after non-estate location. The home enjoys a prime position close to a wealth of local amenities. CALL US NOW BEFORE IT'S TOO LATE!!



**Entrance Hall**

Double-glazed front entrance door, under stairs cupboard, coat cupboard, radiator, and cushion flooring.

**Lounge**

21' 11" x 11' 10" ( 6.68m x 3.61m )

Double-glazed French doors leads into the rear garden, multifuel burner with hearth, radiator, and sliding internal doors leads into the office.

**Office**

9' 2" x 5' 9" ( 2.79m x 1.75m )

Double-glazed window to front, and radiator.

**Kitchen**

14' 7" x 10' ( 4.45m x 3.05m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, double electric oven, 5 ring gas hob, cooker hood, wine cooler, integrated dishwasher, radiator, splashbacks, two double-glazed window, and cushion flooring.

**Dining Room**

9' 2" x 9' ( 2.79m x 2.74m )

Double-glazed bow window, radiator, laminate flooring, and coving to the ceiling.

**Utility Room**

Base cupboards with work surfaces, plumbing for a washing machine, sink and drainer, central heating boiler, tiling to the walls, radiator, single-glazed door, and cushion flooring.

**Landing**

Stairs from entrance hallway, airing cupboard, access to the part boarded loft with loft ladder.

**Bedroom One**

14' to back of wardrobe x 11' 10" ( 4.27m to back of wardrobe x 3.61m )

Double-glazed window to rear, built in wardrobe, radiator.

**Bedroom Two**

14' 7" x 9' 1" ( 4.45m x 2.77m )

Double-glazed window to rear, radiator.

**Bedroom Three**

13' x 9' 2" ( 3.96m x 2.79m )

Double-glazed window to front, radiator.

**Bedroom Four**

13' 7" x 8' 6" ( 4.14m x 2.59m )

Double-glazed window to front, radiator.

**Bathroom**

Bath with mixer taps & shower attachment, shower cubicle, WC, wash hand basin, extraction fan, fully tiled walls, heated towel rail, ceramic tiled flooring.

**Front Garden**

Spacious pebbled driveway.

**Side Of Property**

Cold water tap, and good sized driveway.

**Rear Garden**

Laid to lawn, patio area, timber gazebo, shrub beds, and timber fencing forming boundary.

**Outbuilding**

18' 2" x 18' 1" ( 5.54m x 5.51m )

Detached brick garage with electric roller door, workshop, power, lights, single-glazed window, and timber door.



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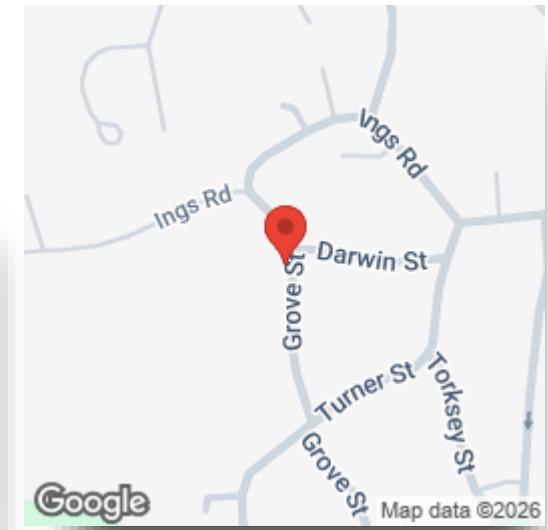
## Grove Street, Kirton Lindsey Gainsborough

- Detached 4-bedroom family home
- Utility room and downstairs WC
- Spacious pebbled driveway to the front
- Brick-built garage with workshop
- Nearby playing field, nature reserve, countryside walks & fishing lake

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £440,000



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Property Ref:  
SCT111031 - 0005

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