



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, dingle-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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111031 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk