



## 26 Cornwall Street, Kirton Lindsey

£300,000 Freehold

TRADITIONAL DETACHED BUNGALOW · DECEPTIVELY SPACIOUS ACCOMMODATION WITH LOFT CONVERSION  
· 3 BEDROOMS · 4 RECEPTION ROOMS · ATTRACTIVE FITTED BREAKFAST KITCHEN · MAIN FAMILY BATHROOM · PRIVATE SOUTH FACING GARDEN · EXTENSIVE OFF STREET PARKING & DETACHED GARAGE · SOUGHT AFTER TOWNSHIP LOCATION · VIEW VIA OUR BRIGG OFFICE

Spacious detached bungalow in Kirton Lindsey with loft conversion, 3 bedrooms, 3 receptions, south-facing garden, ample parking, garage, and close to amenities and schools. Viewing recommended.

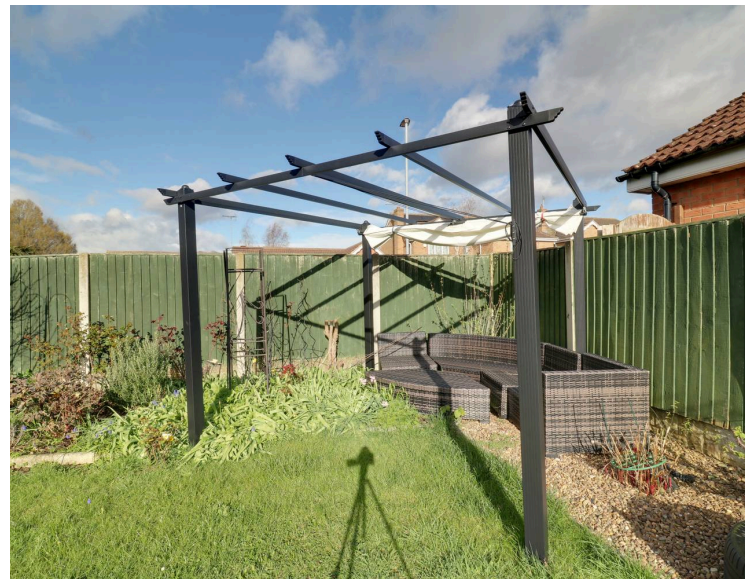
Council Tax band: C

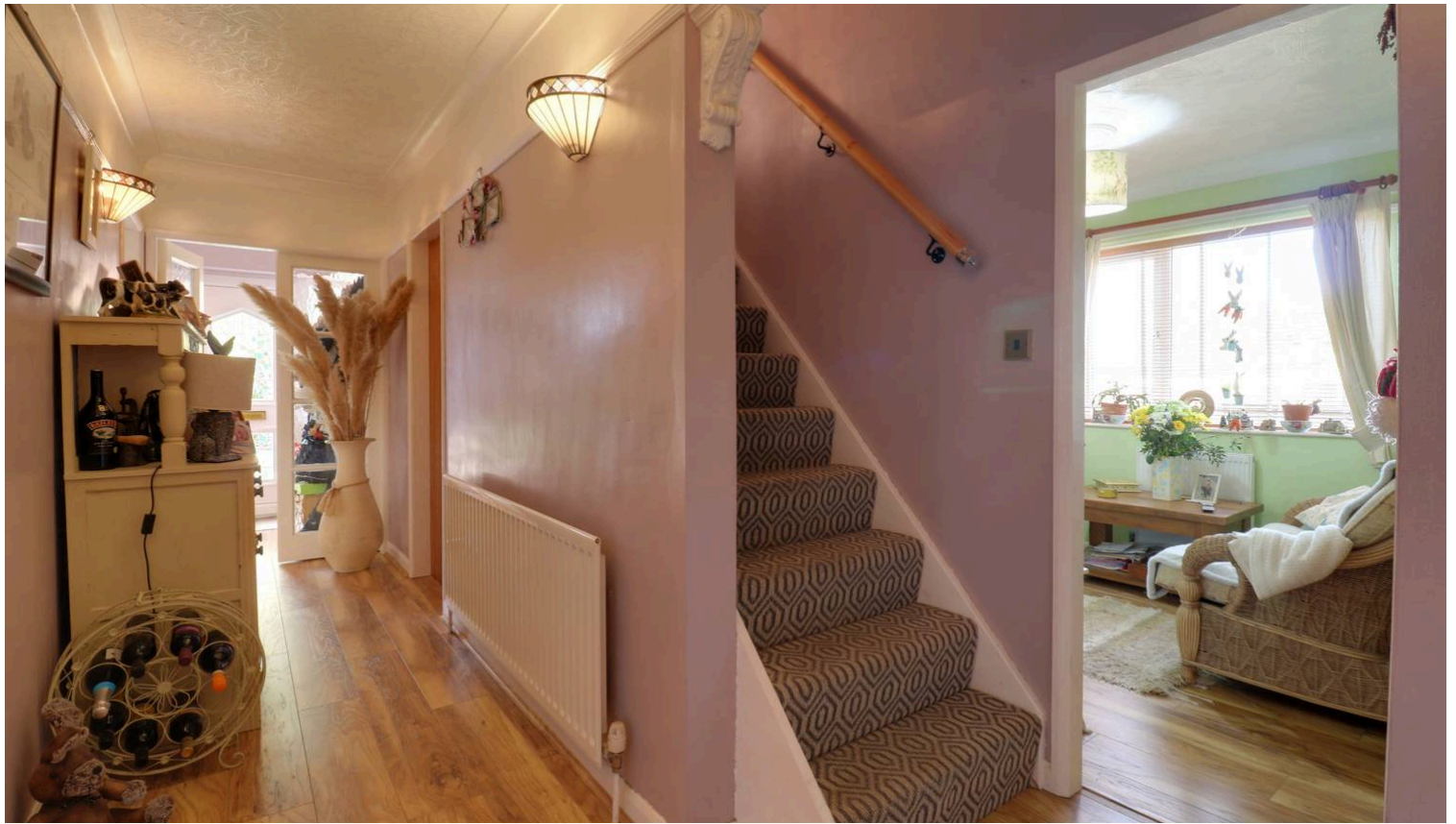
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TRADITIONAL DETACHED BUNGALOW
- DECEPTIVELY SPACIOUS ACCOMMODATION WITH LOFT CONVERSION
- 3 BEDROOMS
- 4 RECEPTION ROOMS
- ATTRACTIVE FITTED BREAKFAST KITCHEN
- MAIN FAMILY BATHROOM
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### Central Entrance Porch

Includes a front uPVC double glazed entrance door with inset patterned glazing with adjoining side light, oak style laminate flooring, wall to ceiling coving and internal hardwood glazed doors allows access off to;

### Inner Hallway

Has continuation of laminate flooring, wall to ceiling coving, a wall mounted electronic thermostatic control for the central heating, loft access, a storage cupboard, a single flight staircase leads to the first floor accommodation with oak grab rail and barn style oak doors allowing access off to;

### Front Dining Room

8' 10" x 12' 2" (2.70m x 3.70m)

With a front uPVC double glazed window, oak style flooring, part panelling to the walls, picture railing and wall to ceiling coving.



### Front Living Room

14' 1" x 11' 11" (4.30m x 3.63m)

With a front uPVC double glazed window, picture railing, wall to ceiling, three single wall lights, oak style laminate flooring, TV input and an electric coal effect fireplace with tiled hearth and stone effect bricked backing with mantel.





**Sitting Room**

8' 8" x 10' 0" (2.64m x 3.05m)

With a side uPVC double glazed window, oak style laminate flooring and TV input.

**Dining Kitchen**

11' 6" x 12' 2" (3.50m x 3.70m)

With a side uPVC double glazed window and adjoining uPVC double glazed door allowing access to the driveway. The kitchen includes a range of shaker style light blue low level units, drawer units and wall units with a patterned working top surface incorporating a one and a half ceramic sink unit with drainer to the side and block mixer tap and drainer to the side with tiled splash backs, space for a free standing cooker with an overhead canopied extractor fan with tiled splash backs, space for a tall American style fridge freezer and an archway leads through to;



**Rear Living Room**

12' 2" x 12' 6" (3.70m x 3.81m)

With decorative beams to the ceiling, double glazed twin French doors allowing access to the overhead patio area, continuation of laminate flooring, wall to ceiling coving, TV point, two single wall lights, part panelling to the walls with dado railing and an open recessed fireplace with a multi burning stove with decorative surround and mantel with tiled hearth.





### **Bathroom**

11' 7" x 8' 11" (3.54m x 2.73m)

With a rear uPVC double glazed window with frosted glazing and provides a three piece suite comprising a p-shaped panelled bath with overhead chrome mains shower, a low flush WC and a vanity wash hand basin with storage unit beneath, tiled flooring, a stainless steel wall mounted towel heater, panelling to the ceiling and inset ceiling spotlights.

### **Ground Floor Bedroom**

11' 7" x 8' 11" (3.54m x 2.73m)

Has a rear uPVC double glazed window, picture railing, wall to ceiling coving and oak style vinyl flooring.

### **First Floor Landing**

Includes a storage cupboard and doors leading off to;

### **Master Bedroom 1**

14' 11" x 12' 6" (4.54m x 3.80m)

Has a rear uPVC double glazed window, oak style laminate flooring and a door leads through to storage in the eaves which houses the gas modern Ideal combi boiler and an over the stairs storage cupboard.

### **Front Double Bedroom 3**

10' 0" x 15' 3" (3.05m x 4.65m)

With a side Velux sky light, storage in the eaves and an opening leads through to a recessed storage area.





### Grounds

To the rear of the property provides a private mature lawned garden with surrounding planted borders with a variety of pleasant seating areas which includes a flagged patio area with overhead polycarbonate lean to pergola, a large detached garage and further to the rear is an elevated. To the front provides a spacious double block paved driveway allowing ample off street parking with secure boundary fencing.

### Large Detached Garage

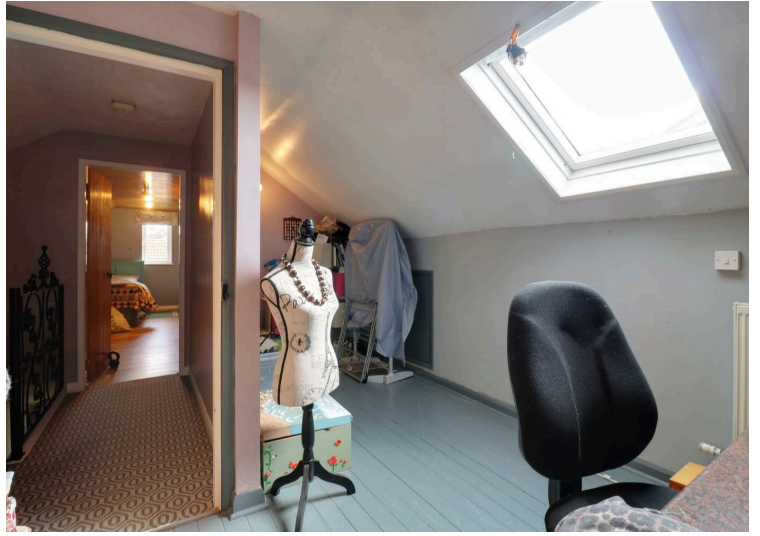
10' 6" x 20' 4" (3.20m x 6.20m)

With an automatic front roller door, full power and lighting, a rear uPVC double glazed window and plumbing for a washing machine and space for a tumble dryer.

### Outbuildings

The rear of the property houses a timber summer house which has internal power.



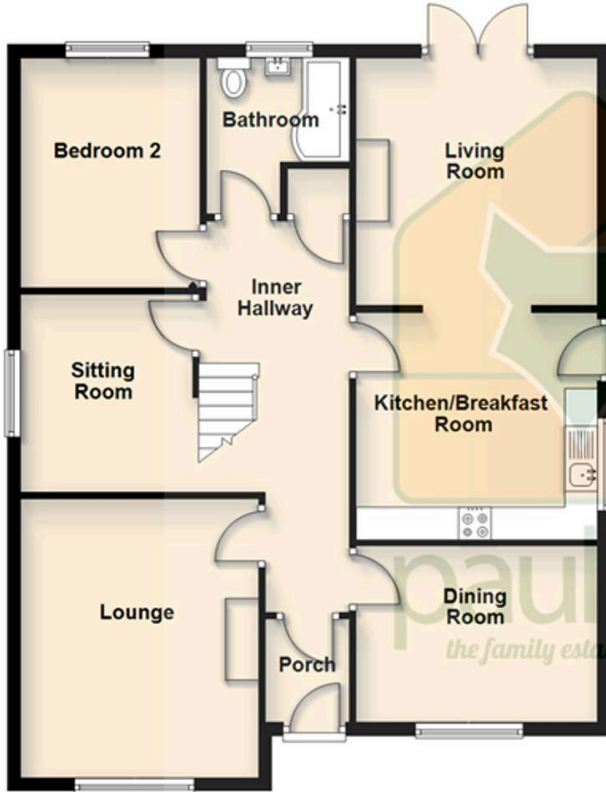




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

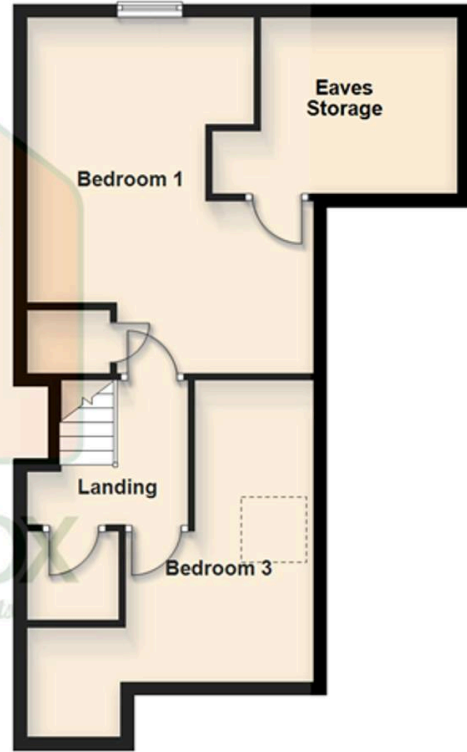
**Ground Floor**

Approx. 93.4 sq. metres (1005.6 sq. feet)



**First Floor**

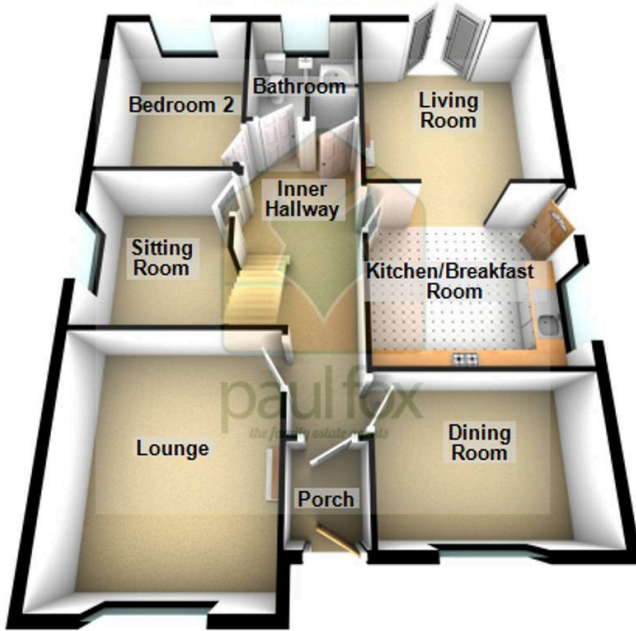
Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 144.9 sq. metres (1559.2 sq. feet)

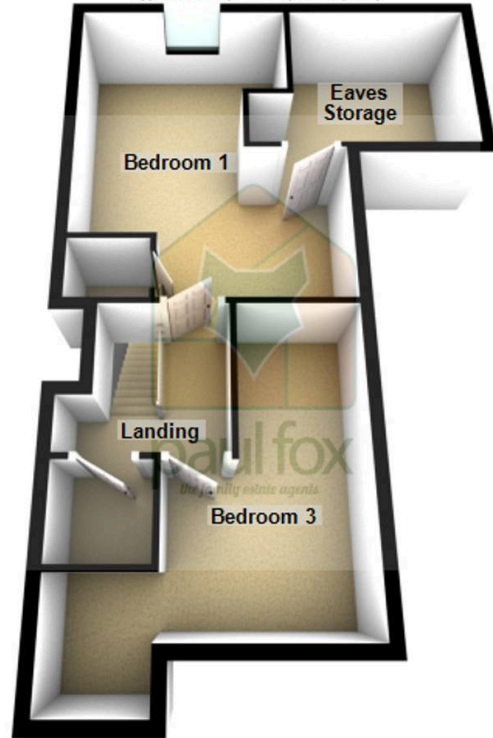
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