



**Millers Close, Kirton Lindsey, Gainsborough DN21 4FG**

**welcome to**

**Millers Close, Kirton Lindsey Gainsborough**

This **STYLISH** detached house enjoys a **CUL-DE-SAC** position in a highly **DESIRABLE** village location! The property is immaculately presented throughout and features an **OPEN PLAN** lounge/dining room, master bedroom with **EN-SUITE** shower room, **ENCLOSED** rear garden & **GARAGE**.





### Entrance Hall

Offering a double glazed door to the front, a double glazed window to the side, inset spotlights, laminate flooring, coving to the ceiling, a central heating radiator, plus an under-stairs cupboard.

### Open Plan Lounge / Dining Room

13' 8" x 20' 6" ( 4.17m x 6.25m )

Featuring a coal effect electric fire set in contemporary style surround, double glazed French style doors, a double glazed bow window to the front, laminate flooring, coving to the ceiling and two central heating radiators.

### Kitchen

8' 6" x 9' 2" ( 2.59m x 2.79m )

The kitchen is fitted with wall/base units complemented by work surfaces which incorporate a sink/drain, plumbing for a washing machine, plus an integrated electric oven with electric hob and cooker hood. Having a double glazed window to the rear, a colonial door, inset spotlights, part tiling to the walls, ceramic tiled flooring and a central heating radiator. The kitchen also houses the central heating boiler.

### Cloakroom / Ground Floor Wc

Fitted with a wash hand basin, a WC, inset spotlights, extractor fan, ceramic tiled flooring and a central heating radiator.

### First Floor

Offering stairs rising from the entrance hall, a double glazed window to the side, a central heating radiator, plus access into the loft space.

### Bedroom One

9' 10" x 10' 6" ( 3.00m x 3.20m )

Situated to the rear of the property, the master bedroom has a double glazed window to the rear, a central heating radiator and access into an en-suite shower room.

### En-Suite Shower Room

This is fitted with a white three-piece suite comprising of a shower cubicle, a wash hand basin and a WC. Offering a double glazed window to the rear, a colonial door, inset spotlights, extractor fan, plus part tiling to the walls complemented by cushion flooring.

### Bedroom Two

9' 2" x 12' 2" ( 2.79m x 3.71m )

Featuring a storage cupboard, a double glazed window to the front, a colonial door and a central heating radiator.

### Bedroom Three

9' 6" x 10' 9" Plus recess ( 2.90m x 3.28m Plus recess )

Offering a double glazed window to the front, a colonial door and a central heating radiator.

### Bathroom

The bathroom is fitted with a three-piece suite comprising of a bath with a shower attachment, a wash hand basin and a WC. There is a double glazed window to the rear, a colonial door, inset spotlights, extractor fan, a shaver point, part tiling to the walls and a central heating radiator.

### Outside

#### Front Of The Property

The property offers a low-maintenance pebbled area and a pathway leading to the front entrance door.

#### Enclosed Rear Garden

The rear garden is laid to lawn, with timber fencing forming the boundary, shrub beds and a patio area.

### Garage

The garage offers an up and over door, plus power and light laid on.



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## **Millers Close, Kirton Lindsey Gainsborough**

- Beautifully Presented Three Bedroom Detached Property - Cul-De-Sac Position
- Open Plan Lounge / Dining Room
- Master Bedroom with En-Suite Shower Room
- Garage & Enclosed Rear Garden with Patio Area
- Ideal Family Home In A Great Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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