



This modern, detached three bedroom family home is situated in a sought-after cul-de-sac location close to amenities in the popular village of Kirton and has the benefit of being offered with no onward chain.

Originally built by Ashwood Homes, this particular design includes a bay-fronted lounge, cloakroom and a spacious dining kitchen spanning the rear of the property, with French doors leading to the garden. The first floor offers three bedrooms, a family bathroom and en-suite shower room to the master bedroom.

Being situated just off London Road, the property is particularly convenient for the Spa shop and Costa Express, with the wider amenities of the village still only a short walk away. These include the Kings Head and Black Bull pub and restaurant, along with an excellent range of takeaway food choices, a variety of shops and services and the Kirton Primary school and Thomas Middlecott Academy.



- Three Bedroom Detached Family Home
- Offered With No Onward Chain
- Driveway and Garage
- Lounge & Dining Kitchen
- Cloakroom, Bathroom & En-suite Shower Room
- uPVC Double Glazing. Gas Central Heating
- Cul-de-Sac Location
- Built By Ashwood Home
- Enclosed Rear Garden
- Tenure: Freehold.
- EPC Rating - 75 "C"
- Council Tax Band 'C'





The property is approached over a double-paved footpath up to the canopy porch with Victorian style light and external door leading into the:

Entrance Hall 4.46m x 2.07m (14'8" x 6'9") – Stairs to the first floor with understairs cupboard, radiator and doors arranged off to:

Lounge 4.46m x 3.23m (14'8" x 10'7") - With uPVC bay window to the front, two wall lights, radiator and contemporary wall-mounted electric fire.

Dining Kitchen 3.29m x 5.40m (10'10" x 17'9") - The spacious kitchen has both a uPVC window and French doors (off the dining area) overlooking the garden. The kitchen comprises work surfaces with a range of drawer and cupboard units at both base and eye level. Inset one-and-a-half bowl stainless steel sink/drainer with mixer tap, integral oven and four-ring hob with stainless steel style extractor fan over. Space for fridge/freezer and recess for a washing machine or dishwasher.

Cloakroom – With uPVC obscured window to the side, low-profile WC and pedestal hand basin with tiles splashback. Radiator.

First Floor Landing

With loft access, radiator, airing cupboard housing the hot water cylinder and having shelving. Doors are arranged off to:

Bedroom One 3.78m x 3.03m (12'5" x 9'11") - Bedroom one is a generous double bedroom with window to the front aspect, radiator and door to the en-suite shower room.

En-suite Shower Room – The en-suite comprises a modern white suite of tiled shower enclosure with folding door, pedestal hand basin with mixer tap and splashback tiling and a close-coupled WC. Shaver point, extractor fan and radiator.

Bedroom Two 3.09m x 3.03m (10'2" x 9'11") - Having window to the rear aspect overlooking the garden and a radiator.

Bedroom Three 2.33m x 2.32m (7'8" x 7'7") - The third bedroom has uPVC window to the front and radiator.

Bathroom - The bathroom comprises a white three-piece suite of panel bath with tiled surround, pedestal hand basin and a low profile WC. Electric shaver point, radiator and extractor fan.

Outside

The front of the property is of an open-plan gravel design with a lawned front garden and double-paved footpath leading to canopy porch. The gravel driveway lies to the right of the property up to the:

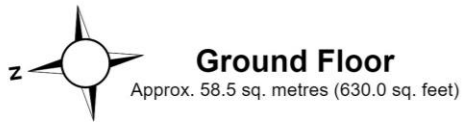
Garage 5.31m x 2.91m (17'5" x 9'7") – Having up/over door, power, lighting and housing the gas-fired central heating Viessmann boiler.

The attractive rear garden has been enclosed by panel fencing and can be accessed from the side gate, service door in the garage or the French doors off the kitchen. The garden has been principally laid to lawn with a decking area and interspersed with trees and shrubs to the borders. There is also the benefit of a cold water tap and exterior light.









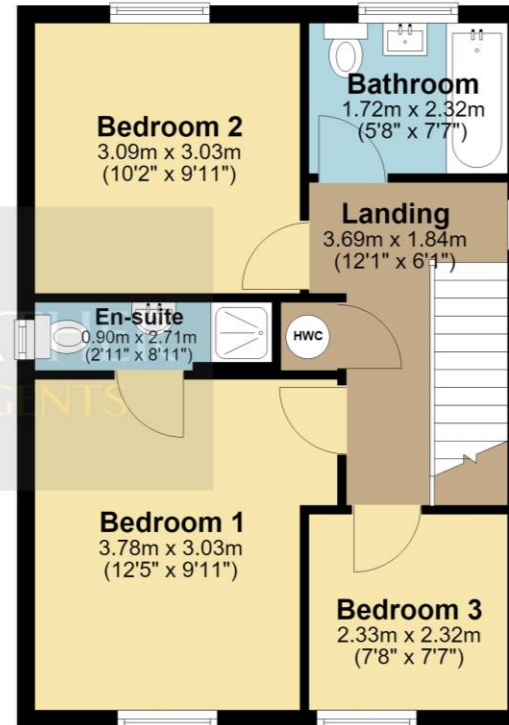
Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 101.6 sq. metres (1094.1 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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