



This three bedroom detached house perfectly illustrates the benefits that an established property can offer a growing family, particularly when refurbished as in the case of this lovely family home.

The slightly older build affords the property some excellent room sizes and with equally generous windows and modern décor, the whole house feels light and spacious. The updated kitchen is an excellent example of this, with both patio doors and a window maximising the natural light. The kitchen also spans the width of the property, so there is plenty of space for a dining table and chairs.

The cloakroom and lounge complete the ground floor, with three bedrooms, a modern bathroom with under-floor heating and a study/ dressing room occupying the first floor.

In keeping with the standard of the internal accommodation, the outside is similarly well-presented and maintained. The property is approached over a generous driveway on the left with lawned garden to the front. The driveway leads up to the main entrance and to the garage and has gated access to the rear. The enclosed rear garden is an excellent size for a family with young children or pets to consider, combining lawn with an attractive patio off the kitchen patio doors.

**Location:** Deldale Road is situated off London Road on the South side of the town, well positioned for access to Kirton. The location is also particularly handy for the A52 toward Donington/ Grantham and the A16 for buyers needing access toward Spalding.

- Well-Presented and Refurbished Three Bedroom Family Home
- Lounge, Dining Kitchen and Cloakroom
- Three Bedrooms, Bathroom & Dressing Room/ Study
- Driveway and Garage
- Enclosed Rear Garden
- uPVC Double Glazing and Gas-Fired Central Heating
- Tenure: Freehold. EPC 'D' 66. Council Tax 'C'







Entrance via uPVC door with obscure-glazed side panels leading into the:

**Entrance Hall** - The entrance hall has stairs to the first floor with understairs storage, concealed radiator and doors arranged off to:

**Cloakroom/ WC** – uPVC obscured window to the side, low-profile WC and hand basin with mixer tap and splashback tiling.

**Dining Kitchen 5.94m x 2.98m** - The spacious dining kitchen enjoys plenty of natural light having both patio doors and window overlooking the garden. Fitted units comprise a generous range of contemporary cupboard and drawers to both base and eye level with underlighting and including deep pan drawers. Fitted work surfaces include an inset one-and-a-half bowl stainless steel sink/drainer with mixer tap and there is an inset hob with extractor canopy, eye level oven and a grill. Space for fridge/freezer, tiling as appropriate, recessed lighting and integral slimline dishwasher.

**Lounge 5.96m x 3.62m** - The lounge is similarly light with neutral décor and two windows overlooking the front garden. Two radiators, built-in cupboard and satellite connection for a wall-mounted TV.

**First Floor Landing** – With uPVC window to the side, loft access, radiator and cupboard housing the Worcester gas-fired central heating boiler and associated controls. Doors are arranged off the landing to:

**Master Bedroom 3.31m x 3.02m** - A generous double bedroom, bedroom one has two double built-in wardrobes, pendant style bedside lights, radiator and uPVC window overlooking the front garden.

**Bedroom Two 3.25m x 2.78m** - Also a double bedroom, bedroom two overlooks the rear garden and has a radiator.

**Bedroom Three 3.72m x 2.59m** – With uPVC window to the front, radiator.

**Dressing Room 2.10m x 1.67m** – Whilst currently a dressing room this room could serve equally well as a study or office as needed.

**Bathroom** – The spacious bathroom comprises a lovely white four piece suite of panel bath with mixer tap, separate walk-in shower enclosure with both a hand-held shower and rain head, pedestal hand basin and WC. Tiling to waist height, heated towel rail and fitted shelving. The bathroom also has the benefit of under-floor heating.

**Outside** - The outside is similarly well-presented and maintained, with a generous driveway on the left and a lawned garden to the front. The driveway leads up to the main entrance and to the **Garage** – With up/over door, power and lighting. The driveway also has a gate through to the enclosed rear garden, which is an excellent size for a family with young children or pets to consider. The garden combines lawn with an attractive patio off the kitchen doors. There is also a cold water tap and outdoor electrical socket.

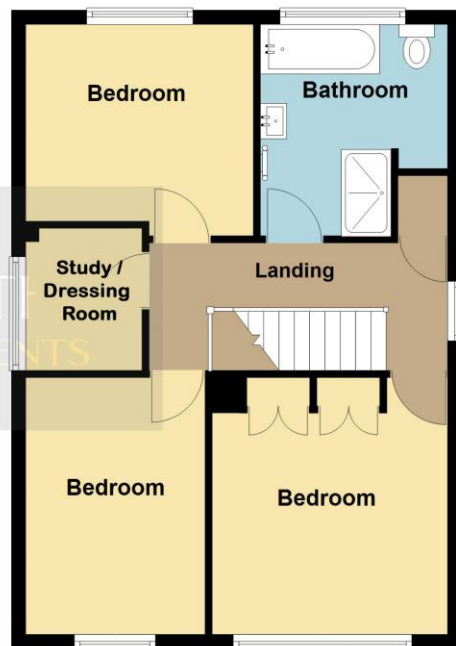




Ground Floor



First Floor



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Plan produced using PlanUp.

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