



21 St. Andrews Street
Kirton In Lindsey, DN21 4PJ
£199,950

Bella
properties

**** CHAIN FREE ****

Bella Properties are delighted to present this splendid, detached bungalow that is currently listed For Sale. Located on St Andrews Street in Kirton-in-Lindsey, this property is uniquely positioned to offer the ultimate experience in tranquil living. Nestled amidst green spaces and in close proximity to a serene church, this property is situated on a generously sized plot and briefly comprises of the entrance hallway, spacious living room, kitchen, two double bedrooms and bathroom. Externally, the property is surrounded by well-presented gardens with a large garage. Ideal for couples, and sold with no forward chain, this home is now taking viewings. Contact us today to get booked in!



Hallway 4'0" x 13'4" (1.22 x 4.08)

Entrance to the property is via the uPVC side door and into the hallway. Carpeted with coving to the ceiling and internal doors lead to the living room, two bedrooms and bathroom.

Living Room 15'2" x 12'1" (4.64 x 3.7)

Carpeted with central heating radiator, gas fireplace and uPVC window facing to the front of the property.

Kitchen 9'8" x 9'11" (2.96 x 3.03)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Base height units with complimentary counters, integrated sink and drainer and space and plumbing for white goods. uPVC door leads to the side of the property.

Bedroom One 8'11" x 13'4" (2.73 x 4.07)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Two 13'3" x 8'8" (4.05 x 2.65)

Central heating radiator and uPVC window facing to the rear of the property.

Bathroom 5'2" x 7'8" (1.59 x 2.34)

Carpeted with part tiled walls, central heating radiator, built in storage and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

Set on a great sized plot, the front of the property benefits from a beautifully presented lawned garden, a driveway offering ample off street parking and beautiful, village views. The driveway leads to the detached garage which measures 7.19m x 2.91m and rear garden which is also laid to lawn.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Floor Plan



Total area: approx. 81.0 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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