



**Station Road, Kirton Lindsey,
Gainsborough**

01425 6000


MARTIN & CO

Station Road, Kirton Lindsey,
Gainsborough

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£425,000

Date Available:

Deposit:

- Executive Detached Bungalow
- Generous Plot
- Spacious Lounge Diner
- Breakfast Kitchen with Separate Utility Room
- Master Bedroom with Ensuite
- Sun Room
- Landscaped Rear Garden
- Detached Double Garage
- EPC - B / Council Tax - E
- Tenure - Freehold

Rare opportunity to purchase this executive three bedroom detached bungalow occupying a generous plot of approximately 0.4 acres (STS) within the highly desirable and well served town of Kirton Lindsey. Viewings are recommended to truly appreciate this home and are handled by appointment only.



Executive three bedroom detached bungalow occupying a generous plot of approximately 0.4 acres (STS) within the highly desirable and well served town of Kirton Lindsey. Comprising internally of an entrance hall, open plan breakfast kitchen, utility room, boiler room, three bedrooms, master with ensuite, shower room, spacious 28ft x 15ft lounge diner and a sun room. Externally the property benefits from an extensive landscaped rear garden and wood cabin, detached double garage and plentiful off road parking for multiple vehicles.

Kirton Lindsey benefits from local amenities to include schooling and independent shops. Regular bus service and road access into the neighbouring Lincoln, Gainsborough and Scunthorpe.

Hallway

Tiled flooring, Hive thermostatic control, ceiling and wall lighting, radiator, composite entrance door and PVC side panels. Loft hatch access with a pull down ladder, partial boarding and lighting.

Breakfast Kitchen

25'5" x 10'8"
Base and eye level units with square edge workforces including a breakfast bar with storage, tiled splash back and an inset composite sink and drainer. Fitted double oven plus a separate gas fired Rayburn Royal cooker, electric hob with extractor over, space and plumbing for a dishwasher with further space for an American style fridge freezer. Carpet tiles, ceiling lights, under wall unit lights, 2x pop up sockets, 2x PVC windows and a radiator. Pantry store cupboard houses the mains consumer unit.

Boiler Room

7'0" x 6'8"
Base and eye level units with roll edge work surfaces and tiled splash backs. Laminate flooring, radiator, PVC window, light fitting and a wall mounted Ideal combination boiler.

Utility Room

13'5" x 7'4"
Base and eye level units with square edge work surfaces and matching upstand, inset stainless steel sink and drainer. Space and plumbing for both a washing machine and separate tumble dryer. Laminate flooring, radiator, ceiling lights, 2x PVC windows and PVC stable door leading to the front aspect.

Master Bedroom

15'0" x 10'8" (measured to wardrobes and into bay)
PVC box bay window to the rear aspect with an outlook of the garden, carpet flooring, ceiling light, radiator and fitted wardrobes.

Ensuite

7'9" x 7'4"
Fully tiled room with a three piece suite comprising of a high level WC, wall mounted basin with wash stand and a panel bath with shower head and hose attachment. Spot lit ceiling, radiator and a PVC window.

Bedroom

12'10" x 8'3"
PVC window to the rear aspect, carpet flooring, ceiling light and a radiator.

Bedroom

12'10" x 10'4"
PVC window to the rear, carpet flooring, ceiling lighting and a radiator.

Shower Room

7'0" x 6'9"
Low level WC, vanity wash basin and a double cubicle with mains thermostatic shower. Spot lit ceiling, extractor, LVT flooring, radiator and a PVC window.



Energy Efficiency Rating

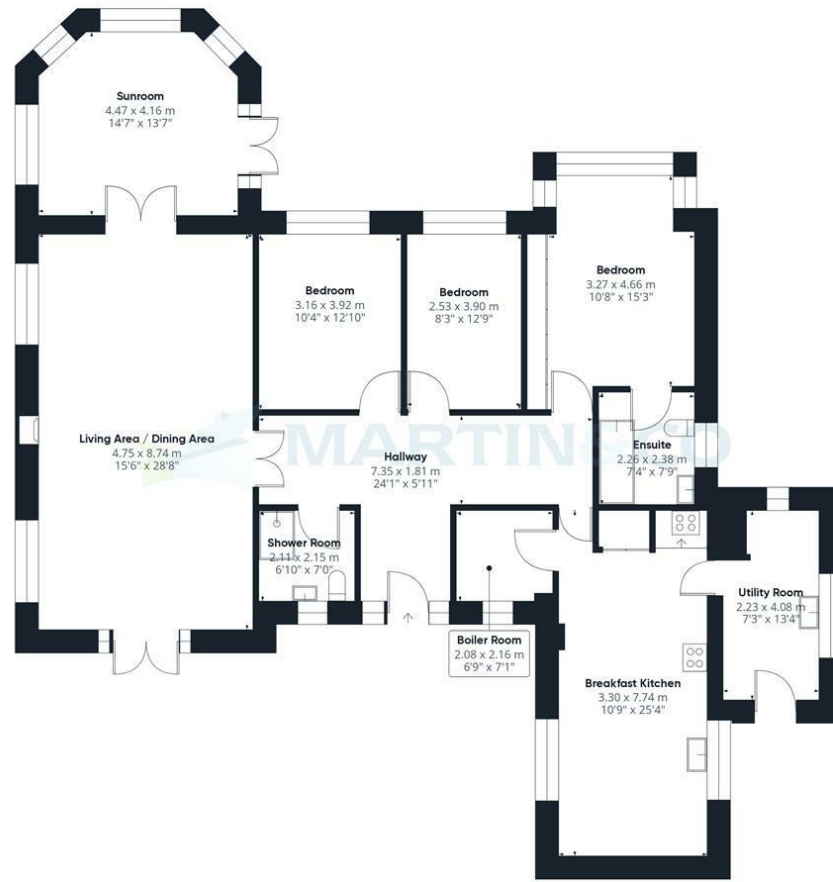
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	85

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 203.34 m²
 2188.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.