



paul fox
the family estate agents

Price Guide
£200,000

EPC Rating: D

4 East Dale Drive

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4BN
3 Bedroom Detached House



- ✓ A TRADITIONAL DORMER STYLE DETACHED FAMILY HOME
 - ✓ LOUNGE THROUGH DINER
 - ✓ FITTED KITCHEN & FAMILY BATHROOM
 - ✓ CONSERVATORY
 - ✓ 3 BEDROOMS
- ✓ PRIVATE ENCLOSED REAR GARDEN WITH DETACHED GARAGE

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS

4 East Dale Drive

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4BN
3 Bedroom Detached House



paul fox
the family estate agents

A traditional detached dormer style home situated within a well-regarded residential area offering well-proportioned accommodation thought ideal for a young family. The accommodation briefly comprises, front entrance hall, spacious main lounge through diner with access to a rear conservatory, fitted kitchen and ground floor cloakroom. The first floor provides a central landing leading to three bedrooms and a main family bathroom. The front provides a block paved driveway that leads directly to a detached single garage. side access leads to a private, fully enclosed rear garden being principally laid to lawn.



CENTRAL ENTRANCE HALLWAY

Includes a uPVC double glazed entrance door with inset patterned glazing with adjoining side lights, wall to ceiling coving, a wall mounted British Gas thermostatic control, a dog-legged staircase leads to the first floor accommodation with adjoining grabrail and further internal door which allows access through to;



DOWNSTAIRS CLOAKROOM

Measures approx. 1.39m x 1.46m (4' 7" x 4' 9"). With a front uPVC double glazed window with frosted glazing, a two piece suite comprising a low flush WC and an oval wash hand basin with storage units beneath, tiled flooring and tiled walls, inset ceiling spotlights and two built-in storage cupboards.



FITTED KITCHEN

Measures approx. 2.55m x 4.08m (8' 4" x 13' 5"). With a rear uPVC double glazed entrance door with frosted glazing and adjoining uPVC window allowing access to the rear garden, a built-in airing cupboard that houses a Baxi Solo gas boiler. The kitchen includes a range of white fronted low level units, drawer units and wall units with a laminate working top surface, incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with tiled splash back, space for a free standing cooker and further space for a tall fridge freezer, cushioned flooring and under the stairs storage cupboard.



SPACIOUS MAIN LOUNGE THROUGH DINER

Measures approx. 4.35m x 6.77m (14' 3" x 22' 3"). With a front uPVC double glazed window, wall to ceiling coving, TV input, a wall mounted gas effect fire with projecting brick backing and matching surround and rear uPVC double glazed doors allowing access to;



CONSERVATORY

Measures approx. 2.9m x 4.08m (9' 6" x 13' 5"). With a polycarbonate lean to roof, surrounding uPVC double glazed windows, tiled flooring and two twin uPVC double glazed doors allowing access to the rear garden.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

4 East Dale Drive

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4BN
3 Bedroom Detached House



paul fox
the family estate agents

FIRST FLOOR LANDING

Includes a mid-side uPVC double glazed window, built-in storage cupboard that houses the cylinder tank and internal doors that allow access through to three bedrooms and the main family bathroom.

MASTER BEDROOM 1

Measures approx. 3m x 4.35m (9' 10" x 14' 3"). With a rear uPVC double glazed window, further built in wardrobes with matching units above and drawer units.



FRONT DOUBLE BEDROOM 2

Measures approx. 2.94m x 4.35m (9' 8" x 14' 3"). With a front uPVC double glazed window and further fitted wardrobes with storage units above.



FRONT BEDROOM 3

Measures approx. 2.94m x 3m (9' 8" x 9' 10"). With a front uPVC double glazed windows and a bank of fitted wardrobes with sliding doors.



MAIN FAMILY BATHROOM

Measures approx. 2.24m x 2.49m (7' 4" x 8' 2"). With a rear uPVC double glazed window with frosted glazing and a four piece suite in white comprising of a p-shaped panelled bath with pedestal wash hand basin, low flush WC and a spacious walk in shower cubicle with overhead chrome main shower and curved glazed doors with adjoining screen, a wall mounted towel heater in white, tiled flooring and tiled walls with mermaid boarding to ceiling with inset ceiling spotlights.



GROUNDS

Occupying a private enclosed mature garden with principally laid lawn, surrounding planted borders, secure fencing, a hard standing patio area with access leading down the side of the property. The front of the property enjoys a block paved driveway which provides off street parking and leads to the detached single garage with a further adjoining principally laid lawned garden.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

4 East Dale Drive

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4BN
3 Bedroom Detached House



paul fox
the family estate agents

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

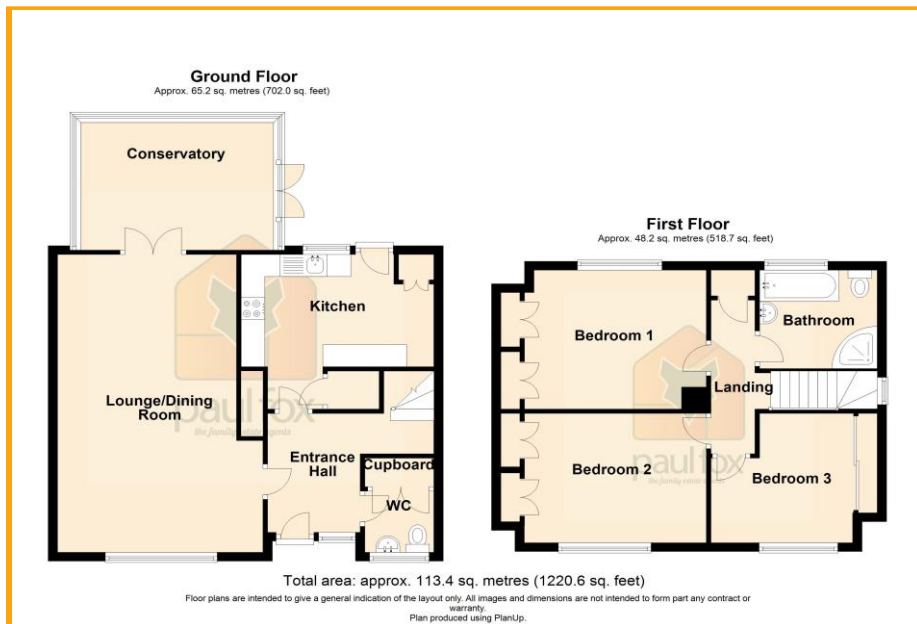
Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are given notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS