



13 Highfield Drive, Kirton Lindsey, Gainsborough, Lincolnshire. DN21 4EB

- A DETACHED DORMER STYLE DETACHED HOUSE
- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION
- 3 BEDROOMS
- 2 RECEPTION ROOMS & CONSERVATORY
- FITTED KITCHEN DINER
- FAMILY BATHROOM & WC
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- VIEW VIA OUR BRIGG BRANCH



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** QUIET CUL-DE-SAC LOCATION ** SOUTH FACING REAR GARDEN **** An attractively positioned dormer style family house, situated generously in a quiet cul-de-sac position in the highly desirable township of Kirton Lindsey. The well proportioned accommodation which requires a scheme of updating briefly comprises, entrance hallway, study/office area, fine main lounge through dining room, conservatory and an attractive fitted kitchen diner. The first floor provides 3 bedrooms, a family bathroom with separate wc. Occupying a private enclosed south facing garden that allows for ample off street parking to the front of the property. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Brigg office. EPC Rating: TBC, Council Tax Band: C.



ROOM DESCRIPTIONS

Kitchen Diner

3.17m x 5.66m (10' 5" x 18' 7")

Study

3.2m x 5.66m (10' 6" x 18' 7")

Conservatory

2.93m x 3.2m (9' 7" x 10' 6")

Lounge

6.72m x 3.5m (22' 1" x 11' 6")

Bathroom

2.03m x 2.5m (6' 8" x 8' 2")

Bedroom 1

3.18m x 4.7m (10' 5" x 15' 5")

Bedroom 2

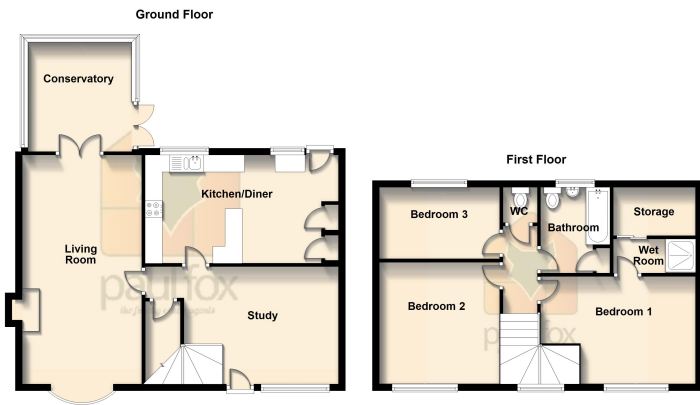
3.5m x 3.56m (11' 6" x 11' 8")

Bedroom 3

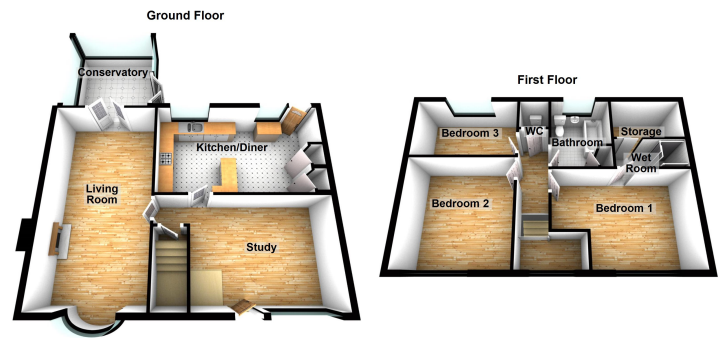
2.1m x 3.5m (6' 11" x 11' 6")



FLOORPLAN



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanUp.



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