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the family estate agents

Price Guide
£210,000

EPC Rating: C

13 Highfield Drive,

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4EB
3 Bedroom Detached Dormer Style House



- ✓ A DETACHED DORMER STYLE HOUSE
- ✓ 2 RECEPTION ROOMS & CONSERVATORY
 - ✓ FITTED KITCHEN DINER
 - ✓ 3 BEDROOMS
 - ✓ FAMILY BATHROOM & WC
- ✓ SOUTH FACING REAR GARDEN

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

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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 hall, study/office area, fine main living room through dining room, conservatory and an attractive fitted kitchen. The first floor provides 3 bedrooms, a family bathroom with separate WC. Occupying a private enclosed south facing garden that allows ample off street parking to the front of the property.

FRONT ENTRANCE

Enjoying a front uPVC double glazed entrance door with adjoining uPVC double glazed window which leads through to;

STUDY/OFFICE

Measures approx. 3.2m x 5.66m (10' 6" x 18' 7"). Enjoys a dog legged staircase leading to the first floor accommodation, a built in under the stairs storage cupboard, and an opening through to;

KITCHEN DINER

Measures approx. 3.17m x 5.66m (10' 5" x 18' 7"). Enjoys two rear uPVC double glazed windows, a further uPVC double glazed entrance door allowing access to the rear decked area. The kitchen enjoys a range of decorative low level units, drawer units and wall units with handleless pull handles, a butcher block working top surface with tiled splash backs incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, plumbing for an automatic washing machine, space for a tall fridge freezer, plumbing for a dishwasher, built in electric Hotpoint oven with grill and four ring gas hob, tiled flooring and two built in storage cupboards.

MAIN LIVING ROOM

Measures approx. 6.72m x 3.5m (22' 1" x 11' 6"). Enjoys a front bow uPVC double glazed window, vinyl flooring, TV input, a feature open fireplace with a multi stove burner with a projecting tiled hearth and decorative surround and mantel and two rear uPVC double glazed doors allows access through to;

CONSERVATORY

Measures approx. 2.93m x 3.2m (9' 7" x 10' 6"). Enjoys a hipped and pitched polycarbonate roof with surrounding uPVC double glazed windows, two twin uPVC double glazed doors allowing access to the rear decked area and vinyl flooring.



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MID LANDING

Enjoys a front uPVC double glazed window.

FIRST FLOOR LANDING

Including loft access and an internal door allowing access off to;

FRONT MASTER BEDROOM 1

Measures 3.18m x 4.7m (10' 5" x 15' 5") maximum. Consisting of a front uPVC double glazed window and a further door leading through to;



WET ROOM

Enjoys an overhead electric shower, fully tiled walls, cushioned flooring and further folding doors leading to a useful eaves storage room.



FRONT DOUBLE BEDROOM 2

Measures approx. 3.5m x 3.56m (11' 6" x 11' 8"). Enjoys a front uPVC double glazed window and TV input.



REAR BEDROOM 3

Measures approx. 2.1m x 3.5m (6' 11" x 11' 6"). Enjoys a rear uPVC double glazed window.

FAMILY BATHROOM

Measures approx. 2.03m x 2.5m (6' 8" x 8' 2"). Enjoys a rear uPVC double glazed window, a three piece suite in white comprising a panelled bath with overhead electric Triton shower, pedestal wash hand basin, low flush WC, vinyl flooring and a storage cupboard.



GROUNDS

Occupying a generous south facing mature garden which comes principally lawned with a raised decked seating area, surrounding secure fencing, a variety of planted trees, a hard standing pathway leads to the side of the property via a secure timber garden gate. The front of the property includes a further lawned garden with tarmac laid driveway which provides off street parking for a number of vehicles. The property benefits from a sizeable timber built garage and storage shed.



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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

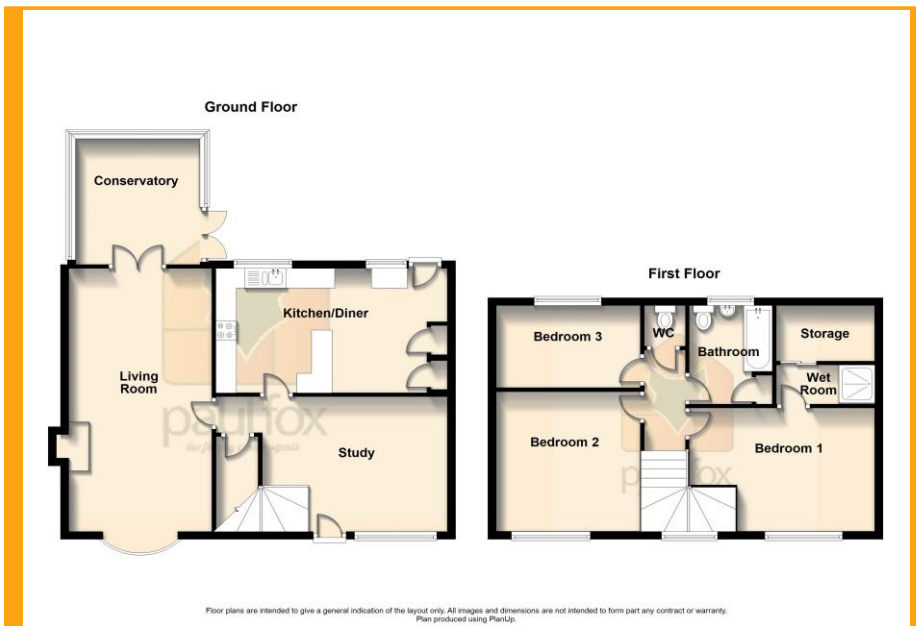
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