



paul fox
the family estate agents

Price Guide
£275,000

EPC Rating: D

19 Richdale Avenue

Kirton Lindsey, DN21 4BL

3 Bedroom Detached Dorma Bungalow



- ✓ A TRADITIONAL DETACHED DORMA BUNGALOW
- ✓ SPACIOUS LOUNGE DINER & ADDITIONAL RECEPTION ROOM
- ✓ MODERN FITTED KITCHEN DINER & UTILITY ROOM
- ✓ GROUND FLOOR SHOWER ROOM
- ✓ THREE GENEROUS BEDROOMS WITH ATTRACTIVE BATHROOM SUITE
- ✓ STUNNING PRIVATE LANDSCAPED REAR GARDEN

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

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This stunning detached family home has been renovated throughout to a high standard and has been extended to the rear adding a versatile reception room and a modern fitted dining kitchen. The home briefly comprises a porch, entrance hall, spacious lounge diner, modern fitted kitchen diner, utility room, contemporary ground floor shower room and a versatile reception room which could be used as a fourth bedroom, dining room or study. The first floor offers three bedrooms serviced by a family bathroom suite. The master bedroom has the added benefit of a walk-in storage cupboard that could easily be converted into a walk-in wardrobe or potentially an en-suite. Externally the home has a lawned frontage with a drive providing off road parking whilst giving access to the garage. the rear garden has been beautifully landscaped with a patio entertaining area and an immaculate lawned section.

ENTRANCE PORCH

Includes a secure uPVC entrance door and a secondary internal door giving access into;

ENTRANCE HALL

Measures approx. 1.76m x 3.04m (5' 9" x 9' 11"). With front uPVC double glazed window, internal doors allowing access into the spacious open plan kitchen diner and lounge diner, dog legged staircase allowing access to the first floor landing, attractive wood laminate flooring and an under the stairs storage cupboard.

SPACIOUS LOUNGE DINER

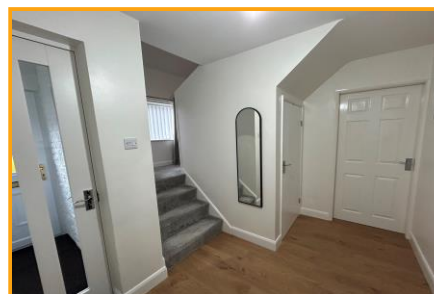
Measures approx. 6.73m x 3.45m (22' 1" x 11' 4"). Enjoying a front uPVC double glazed window, attractive wood laminate flooring, central feature fireplace, wall to ceiling decorative coving and multiple electric socket points.

MODERN FITTED KITCHEN DINER

Measures approx. 6.96m x 3.04m (22' 10" x 9' 11"). Benefitting from dual aspect side and rear uPVC double glazed windows. The kitchen enjoys an extensive range of grey shaker style wall, base and drawer units with a complementary box edge countertop, built-in one and a half sink unit and drainer with hot and cold stainless steel mixer tap, four ring induction hob, eye level oven and grill, ceiling mounted spotlights, space and plumbing for appliances, wood laminate flooring and internal doors give access into a second reception room and utility room.

RECEPTION ROOM

Measures approx. 3.49m x 3.45m (11' 5" x 11' 4"). Enjoying rear sliding uPVC double glazed doors giving access to the attractive paved patio entertaining area, wood laminate flooring, wall to ceiling coving and multiple electric socket points.



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UTILITY ROOM

Measures approx. 2.02m x 2.38m (6' 7" x 7' 10"). With a rear uPVC double glazed window with adjoining uPVC personnel door with glass inserts giving access to the rear garden, grey shaker style base units with a boxed edge countertop, stainless steel sink unit and drainer with hot and cold stainless steel mixer tap, plumbing and space for washing machine and internal doors allowing access into;

GROUND FLOOR SHOWER ROOM

Measures approx. 1.43m x 2.38m (4' 8" x 7' 10"). With side uPVC double glazed window, a three piece suite comprising a wash hand basin with vanity unit beneath, broad double walk-in shower enclosure with power shower and attractive mermaid board finish.

FIRST FLOOR LANDING

Having internal doors gives access into three generous bedrooms and a main family bathroom.

MASTER BEDROOM 1

Measures approx. 4.50m x 4.68m (14' 9" x 15' 4"). Enjoying front uPVC double glazed window, wood laminate flooring, multiple electric socket points and a door allowing access into a useful walk-in storage cupboard which could easily be converted into a walk-in wardrobe or potentially an en-suite.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.69m x 3.45m (12' 1" x 11' 4"). With a front uPVC double glazed window, multiple electric socket points and wood laminate flooring.

REAR BEDROOM 3

Measures approx. 1.99m x 3.45m (6' 6" x 11' 4"). Enjoys a rear uPVC double glazed window, wood laminate flooring and multiple electric socket points.

FAMILY BATHROOM

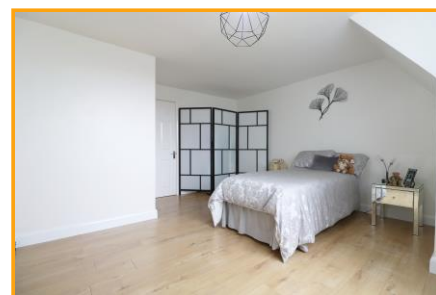
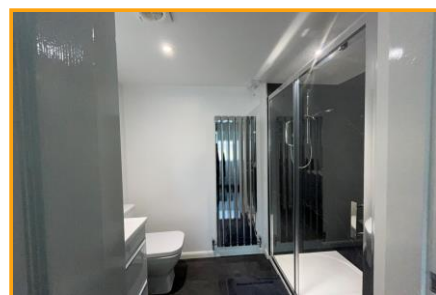
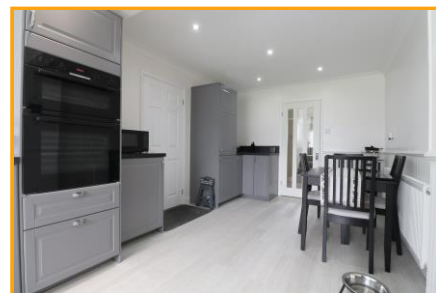
Measures approx. 2.36m x 2.89m (7' 9" x 9' 6"). With a rear obscured uPVC double glazed window, part tiled finish to walls, pedestal wash hand basin, low flush WC and panelled bath with overhead shower, useful built-in storage cupboard.

OUTBUILDINGS

The property has the benefit of an attached garage measuring 3.09m x 2.38m (10' 1" x 7' 10").

GROUNDS

The home enjoys a lawned frontage with a drive providing ample off road parking for multiple cars whilst giving access to the garage. The rear garden is fully enclosed and private being beautifully landscaped and mainly laid to lawn with an attractive Indian stone paved patio entertaining area with steps rising to the lawned section.



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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

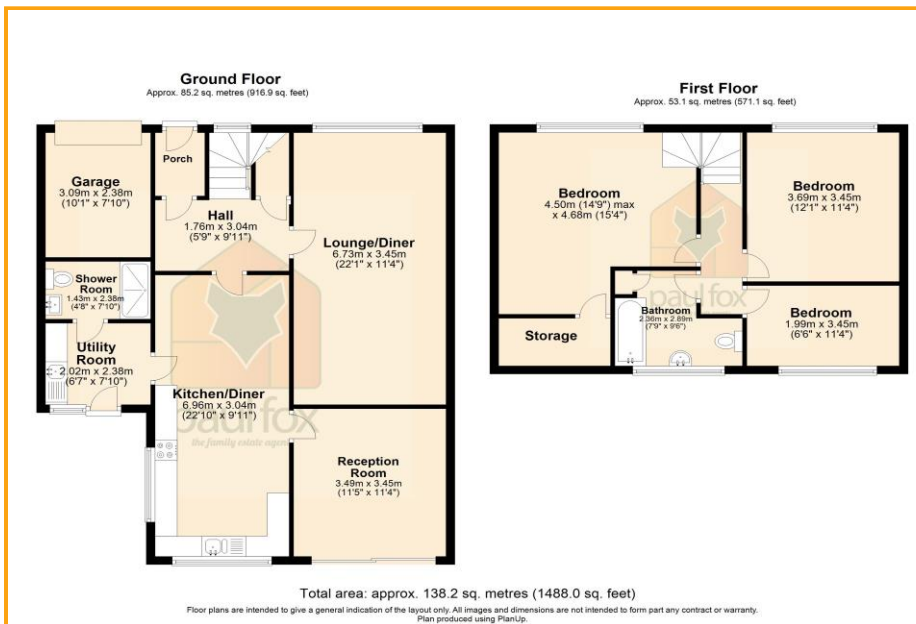
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