



11 Windmill Way, KIRTON LINDSEY, DN21 4FE

New £320,000



- Beautifully Presented Throughout
- Modern Kitchen
- Four Bedrooms
- Stylish Family Bathroom
- Garage
- Two Reception Rooms
- Ground Floor WC
- Excellent Sized Master with En-Suite
- Block Paved Driveway

Bell Watson are thrilled to market this immaculately presented and well proportioned detached family home nicely positioned within Kirton Upon Lindsey. The property briefly comprised, entrance hallway, two reception rooms, breakfasting kitchen, utility room and WC to the ground floor with the first floor offering four bedrooms with en-suite to the master and a family bathroom. There is plenty of off room parking via a block paved drive, a garage and a well manicured South West facing rear garden.



LOCATION

Positioned in the popular market town of Kirton in Lindsey which offers an abundance of amenities to include local restaurant, garden centre, a variety of local general stores, two Co-op stores, public houses, Post Office, Doctors surgery, Dentist and infant, primary and secondary schooling. Other attractions include sports facilities and an active social scene. The town is approximately 9 miles from Brigg and less than 5 minutes from the A15 to Lincoln or the M180.

ACCOMMODATION

Arranged over two floor and immaculate throughout.

ENTRANCE HALL 6.59m (21' 7") x 1.99m (6' 6")

Enter the property via the uPVC front door into a bright and spacious hallway having coving and spotlights to the ceiling, two central heating radiators, stairs leading to the first floor with an under stairs store cupboard and solid wood flooring.

KITCHEN 5.12m (16' 10") x 2.07m (6' 9")

A recently fitted Fairford Pebble Howdens Kitchen finished with solid oak block worktops having tiled splash backs and a 1.5 ceramic sink with chrome mixer taps over, incorporating an integrated Lamona oven, dishwasher and gas hob with extractor above. There is ample space for dining, two uPVC double glazed windows to the rear aspect, spotlights to the ceiling, a central heating radiator and tiled flooring.

UTILITY ROOM 2.13m (7' 0") x 1.70m (5' 7")

Fitted with matching worktops having tiled splash backs and plumbing under for a washing machine, and space for a tumble dryer and free standing fridge freezer. There is a pendant light to the ceiling, a central heating radiator, tiled flooring and a uPVC external door to the side aspect.

LOUNGE 5.04m (16' 6") x 3.65m (12' 0")

Enjoying a large three sectional uPVC double glazed bay window to the front aspect and electric fireplace. There is coving and a light fitting to the ceiling, wall lighting, a central heating radiator and carpeted flooring. Double doors open to the rear dining room.

DINING ROOM 3.64m (11' 11") x 3.15m (10' 4")

A formal dining room having spotlights and coving to the ceiling, double doors opening to the lounge, a central heating radiator and solid wood flooring. There is a uPVC double glazed french doors which open to the rear garden.

GROUND FLOOR CLOAK ROOM 1.71m (5' 7") x 1.23m (4' 0")

Fitted with a close couple WC, a pedestal wash basin with tiled splash back, spotlights to the ceiling, a central heating radiator and tiled flooring.

FIRST FLOOR LANDING

Climb the stairs to the first floor landing having a built in airing cupboard, a pendant light, coving and loft access to the ceiling and a central heating radiator.

MASTER BEDROOM 4.29m (14' 1") x 4.72m (15' 6")

A huge master suite to the front of the property having a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.56m (8' 5") x 1.63m (5' 4")

A three piece suite incorporates a fully tiled enclosure with mains rainfall and hand held shower heads, a pedestal wash basin with tiled splash back and a close coupled WC. There is a uPVC obscure double glazed window to the side elevation, spotlights to the ceiling, a central heating radiator and wood effect laminate flooring.

BEDROOM TWO 3.80m (12' 6") x 3.07m (10' 1")

Also to the front of the property providing a built in cupboard fitted with shelving and clothing rail. There is a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 3.30m (10' 10") x 2.96m (9' 9")

To the rear of the property being double in size with a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM FOUR 2.64m (8' 8") x 2.97m (9' 9")

A good size single or small double having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

FAMILY BATHROOM

A well proportioned bathroom provided a three piece suite benefiting a luxury roll top free standing bath with chrome mixer shower head taps, a pedestal wash basin and a low flush WC, there is tiling to the lower walls, a uPVC obscure double glazed window to the rear elevation, spotlights to the ceiling, a central radiator and wood effect laminate flooring.

GARAGE 5.01m (16' 5") x 2.84m (9' 4")

Having a up and over door, strip lighting, electric sockets and water tap. The combination gas boiler can be located here and is only two years old with full service history and 8 years warranty remaining.

OUTSIDE

The front garden provides off road parking via the block paved drive and a lawned area while the great sized South West facing rear garden is fully enclosed via hedges and fencing being mainly laid to lawn having well manicured flower beds and a large patio area with lighting to enjoy the summer sun and alfresco dining.

FIXTURES AND FITTINGS

All integrated appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

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

COUNCIL TAX

The Council Tax Band for this property is band D as confirmed by North Lincolnshire Council.







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