



9 Park Hill, Kirton Lindsey, KIRTON LINDSEY,

New £139,950



- Chain Free
- Modern uPVC Double Glazing
- Conservatory
- Cul De Sac Location
- Garage
- Vacant Possession
- Newly Fitted Boiler
- Recently Fitted Shower Room
- Field Views

Bell Watson are pleased to bring to the market this semi detached bungalow tucked into the corner of a quiet cul-de-sac enjoying countryside views. This bungalow briefly comprises, Kitchen, lounge, inner hall, two bedrooms, a shower room and good sized conservatory. There are gardens to the front and rear, plenty of off road parking and a detached garage with timber store at the back. Recently fitted combination boiler, shower room and modern uPVC double glazing.



## **LOCATION**

Nestled in the corner of a quiet cul-de-sac 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 the ground floor.

### **KITCHEN 3.07m (10' 1") x 2.02m (6' 8")**

Enter the property via the uPVC double glazed door located at the side of the bungalow into the kitchen providing high and low level units with tiled counter tops. A stainless steel with chrome mixer taps sits under a uPVC double glazed window to the front aspect. There is space for a free standing cooker, an under counter recess and plumbing for a washing machine and space for a fridge. Lighting to the ceiling and tile cushion flooring.

### **LOUNGE 3.65m (12' 0") x 3.99m (13' 1")**

Having a pendant light with ceiling rose and coving to the ceiling, two uPVC double glazed windows to the front aspect, and a central heating radiator.

## **INNER HALL**

Providing a shelved airing cupboard, pendant light and coving to the ceiling and carpeted flooring.

### **BEDROOM ONE 2.90m (9' 6") x 2.82m (9' 3")**

A double bedroom, fitted with built in wardrobes, with a pendant light and coving to the ceiling, a central heating radiator, a timber frame window to the conservatory and carpeted flooring.

### **BEDROOM TWO 2.80m (9' 2") x 2.54m (8' 4")**

Having a pendant light, coving and roof space access to the ceiling, a central heating radiator, a uPVC double glazed window to the side aspect, carpeted flooring and timber doors opening to the conservatory.

### **SHOWER ROOM 1.83m (6' 0") x 1.71m (5' 7")**

A recently fitted shower room provides a mains shower with tiled surround, a pedestal wash basin and low flush WC. There is a light fitting to the ceiling, a central heating radiator, a uPVC double glazed obscure window to the side aspect and vinyl flooring.

### **CONSERVATORY 4.26m (14' 0") x 2.67m (8' 9")**

A uPVC double glazed Edwardian style conservatory runs the width of the bungalow and is fitted with central heating, wall lighting and carpeted flooring. French doors open to the rear garden.

### **GARAGE 5.29m (17' 4") x 3.06m (10' 0")**

With up and over door to the front, a timber framed window to the side and fitted with lighting and power points. A door at the rear takes you into a timber shed with window and side door also fitted with power and lighting. Rear shed measures 2.73m x 2.70m

## **OUTSIDE**

The property enjoys low maintenance gardens to the front and rear with the front providing off road parking via the driveway leading to the detached garage and the rear garden being split level and enclosed via fencing.

## **FIXTURES AND FITTINGS**

All 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 A as confirmed by North Lincolnshire Council



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