



**8 Woodpecker Way,
Kirton Lindsey,
Lincolnshire, DN21 4FD**

Asking Price: £249,900

EPC: To be confirmed (0)

Council Tax -

To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- A DECEPTIVELY SPACIOUS MODERN DETACHED BUNGALOW
- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER AREA
- 2/3 BEDROOMS
- LARGE FRONT LIVING ROOM
- ATTRACTIVE KITCHEN & BATHROOMS
- DEEP DRIVEWAY & DETACHED GARAGE
- PRIVATE WESTERLY FACING GARDEN
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Description:

A beautifully presented modern detached bungalow positioned within a well regarded residential area towards the fringe of the town offering deceptively spacious accommodation that must be viewed internally to fully appreciate. The immaculate accommodation comprises, a front entrance hall with a useful store cupboard, a large open plan lounge/dining room, an inner hallway, a modern fitted dining kitchen, a rear sitting room (former bedroom) with open access to a feature conservatory, 2 bedrooms with a master ensuite shower room and main family bathroom. The front has a manageable lawned garden with a sheltered front entrance porch, and a side driveway allows parking for multiple vehicles with direct access to a brick built detached garage. A low maintenance private rear garden comes flag laid.

Rooms:

Entrance Hallway 5'10" x 3'10" (1.78m x 1.17m). Enjoys a front uPVC double glazed entrance door with patterned glazing, attractive herringbone style flooring, wall mounted thermostatic control for the central heating and a useful built-in storage cupboard with continuation of flooring.



Lounge/Dining Room 21'1" x 15' (6.43m x 4.57m). Plus a projecting uPVC double glazed and leaded window, further side uPVC double glazed window, modern oak fire surround with central live flame effect electric fire, wall to ceiling coving, TV and telephone point and doors leads through to;

Inner Hallway With loft access, built-in airing cupboard with cylinder tank and shelving.

Dining Kitchen 11' x 9'8" (3.35m x 2.95m). With side uPVC double glazed entrance door with patterned glazing and adjoining window, enjoying a range of wooden style furniture with curved pull handles, enjoying a complementary patterned working top surface with tiled splash back that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath and overhead canopied extractor, space and plumbing for appliances and herringbone style flooring.

Sitting Room / Bedroom 10'7" x 7'10" (3.23m x 2.4m). Having bespoke fitted book shelving and broad opening to;

Rear Conservatory 10'2" x 10'2" (3.1m x 3.1m). Having dwarf walling with above and surrounding uPVC double glazed windows, side French doors leading to the garden, pitched roof with inset ceiling spotlights and tiled flooring.

Rear Double Bedroom 1 10'2" x 12' (3.1m x 3.66m). With a rear uPVC double glazed window, an attractive range of fitted wardrobes with matching drawer units and doors to;



En-Suite Shower Room Has side uPVC double glazed window with patterned glazing and providing a three piece suite in white comprising a low flush WC, pedestal wash hand basin, walk-in shower cubicle with glazed screen and main shower and part tiling to walls.

Bedroom 2 7'5" x 7' (2.26m x 2.13m). With side uPVC double glazed window.

Bathroom 5'9" x 6'9" (1.75m x 2.06m). With side uPVC double glazed window with inset patterned glazing, providing a three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath and surrounding tiled walls.

Grounds To the front there is a manageable lawned garden with flagged ramped pathway leading to a sheltered front entrance with a deep tarmac driveway to the side allowing parking for an excellent number of vehicles and allowing direct access to the detached garage. The rear garden benefits from a westerly facing aspect being flagged laid for ease of maintenance with pebbled borders.

Outbuildings 8'11" x 16'11" (2.72m x 5.16m). The property benefits from a detached brick built single garage with roller front door, internal power and lighting and pitched roof providing storage.

Double Glazing The property benefits from full uPVC double glazed windows and doors.

Central Heating There is a modern gas fired Worcester boiler located within the kitchen.

