



3 Eagle Court, Kirton Lindsey, Gainsborough, Lincolnshire, DN21 4QA

Asking Price: £325,000

EPC: To be confirmed (0)

Council Tax -

Accommodation Summary:

- MODERN DETACHED FAMILY HOME
- NO UPWARD CHAIN
- ACCOMMODATION SPLIT OVER 3 FLOORS
- 2 RECEPTION ROOMS
- FITTED KITCHEN & MATCHING UTILITY
- 4 DOUBLE BEDROOMS
- 3 BATHROOMS
- PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE



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

Description:

Located in a small cul-de-sac development in the ever popular township of Kirton Lindsey, Paul Fox bring to the market this spacious detached family home. The highly versatile accommodation is split over three floors and briefly comprises an entrance hallway, a cloakroom, a kitchen, a matching utility room, a living room and a separate dining/sitting room. Moving to the first floor, there are three sizeable double bedrooms, one with an en-suite and a main family bathroom. Finally, the second floor has the master bedroom with an en-suite shower room and dressing room, which could be converted into a fifth bedroom. The property boasts beautiful Trent Valley open views and an extremely private garden to the rear and to the front provides off road parking and an integral garage.

Rooms:

Front Entrance Hallway

Includes a front composite entrance door with inset patterned glazing, laminate flooring, single flight staircase which leads to the first floor accommodation, wall mounted alarmed keypad, wall mounted thermostatic control and internal doors allow access off to;

Kitchen

11'3" x 10'9" (3.43m x 3.28m). With a front uPVC double glazed window. The kitchen includes a range of modern low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, space for a free standing five ring Range Master gas cooker with overhead integrated extractor fan, tiled flooring, plumbing for a dishwasher and internal door leads through to;



Utility Room

5'9" x 7'9" (1.75m x 2.36m). With a side composite entrance door with inset patterned glazing, matching low level units and high units to the kitchen with a working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to side, tiled flooring and a wall mounted Worcester Bosch gas boiler.

Cloakroom

Provides a low flush WC and a wall mounted wash hand basin with tiled flooring.

Main Living Room

12'5" x 15'7" (3.78m x 4.75m). With two twin rear uPVC double glazed doors allowing access to the garden, laminate flooring and TV input.

Dining/Sitting Room

12'5" x 13'10" (3.78m x 4.22m). With a rear uPVC double glazed window, laminate flooring and TV input.

First Floor Landing

Includes a front uPVC double glazed window, a built-in airing cupboard which houses the cylinder tank, a second staircase leading to the second floor and internal doors allowing access off to;

Rear Double Bedroom 2

12'5" x 13'10" (3.78m x 4.22m). With a rear uPVC double glazed window, TV input and an internal door allows access off to;

En-Suite Shower Room

5'10" x 7'9" (1.78m x 2.36m). With a three piece suite comprising of a walk-in shower cubicle with overhead chrome main shower, a low flush WC and a wash hand basin, tiled flooring, a wall mounted white towel heater and extractor fan.

Rear Double Bedroom 3

12'4" x 13'7" (3.76m x 4.14m). With rear uPVC double glazed window and ceiling spotlights.



Front Double Bedroom 4

17'6" x 9'6" (5.33m x 2.9m). With front uPVC double glazed window.

Main Family Bathroom

10'9" x 11'1" (3.28m x 3.38m). With a front uPVC double glazed window with frosted glazing a four piece suite in comprising a panelled bath with tiled splash back, low flush WC, wash hand basin with tiled splash back and a corner walk-in shower cubicle with overhead main shower, tiled flooring, wall mounted towel heater in white and an extractor fan.



Second Floor Landing

Leads off to;

Spacious Master Bedroom 1

20'8" x 17'5" (6.3m x 5.3m). Enjoying a dual aspect with front uPVC double glazed window and two Velux walk-out skylights with stunning countryside views across the Trent Valley and an opening which leads through to;



Dressing Room

11'6" x 9'10" (3.5m x 3m). With a front uPVC double glazed window and an internal door allows access off to;



En-Suite Shower Room

9'10" x 8'6" (3m x 2.6m). With a Velux skylight and a three piece suite comprising a corner walk-in shower cubicle with overhead chrome main shower, wash hand basin with tiled splash back and a low flush WC, tiled flooring, a wall mounted white towel heater, extractor fan and storage in the eaves space.



Integral Garage

9'4" x 17'3" (2.84m x 5.26m). With full power and lighting and an up and over front door.

Grounds

The property boasts beautiful Trent Valley open views and an extremely private garden to the rear and to the front provides off road parking and an integral garage.