



**'The Old Cross Keys', 2
Grove Street, Kirton
Lindsey, Lincolnshire,
DN21 4DE**

Asking Price: £315,000

EPC: To be confirmed (0)
Council Tax - C
To be advised



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

Accommodation Summary:

- A CHARMING STONE BUILT DETACHED COTTAGE
- FORMER ALE HOUSE DATING BACK TO THE 1800s
- DOUBLE GARAGE & WORKSHOPS
- 2 RECEPTION ROOMS
- A MOST ATTRACTIVE NEWLY FITTED KITCHEN
- 3 SPACIOUS BEDROOMS
- LARGE DRIVEWAY WITH ADJOINING PRIVATE GARDENS
- DESIRABLE LOCATION CLOSE TO EXCELLENT FACILITIES
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Description:

'The Old Cross Keys' is a charming stone built detached house having been a former Ale house dating back to the 1800's, later altered in the 1950's to creating a beautiful family home. The accommodation has been lovingly updated, thought ideal for a couple or family comprising, a fine front living room, an entrance hallway, a sitting/dining room, a most attractive newly fitted kitchen with a utility area and pantry and ground floor family bathroom. The first floor provides a central landing leading to 3 generous bedrooms with an en-suite cloakroom to the third bedroom. The gardens are of a manageable size being lawned with adjoining borders and a number of seating areas. Centrally there is a substantial driveway allowing extensive parking and access to a detached sectional double garage. Adjoining the garage is a timber workshop with a further brick built workshop/garden store within the garden.

Rooms:

Entrance Hallway 12'6" x 6' (3.8m x 1.83m). Side uPVC double glazed entrance door, return staircase allows access to the first floor accommodation with understairs storage cupboard, dado railing, wall to ceiling coving and internal panelled and glazed door leads through to;



Front Living Room 12'6" x 12'3" (3.8m x 3.73m). Side uPVC double glazed window, TV point, dado railing, wall to ceiling coving and ceiling rose.

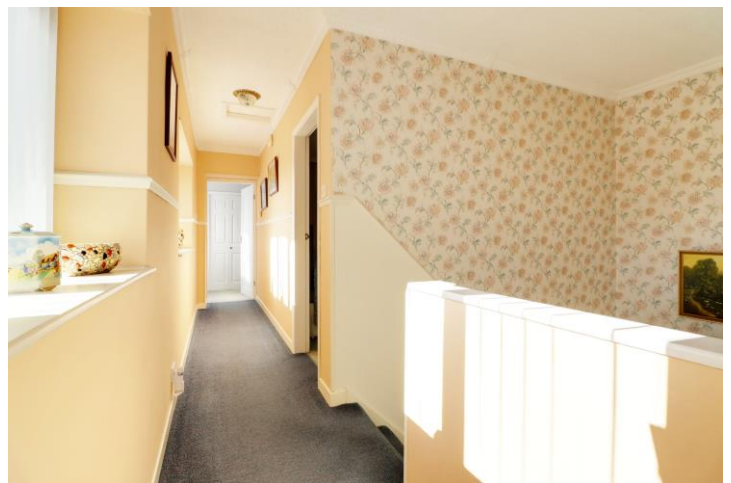
Sitting/Dining Room 12'6" x 11' (3.8m x 3.35m). Side uPVC double glazed window, open fronted gas fire with marble backing hearth and decorative surround and mantel, dado railing, wall to ceiling coving, TV point and internal panelled and glazed doors leads through to;

Attractive Fitted Kitchen 13'9" x 7'7" (4.2m x 2.3m). Side composite double glazed entrance door and side uPVC double glazed window. The kitchen enjoys an extensive range of bespoke fitted oak furniture of a shaker style with a complementary worktop with gloss splash backs and incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, space for a cooker with overhead built-in AUG extractor, tiled flooring, modern fitted radiator, wall to ceiling coving and doors through to;

Utility Area Side uPVC double glazed window, continuation of tiled flooring from the kitchen, patterned worktop, wall mounted Ideal gas central heating boiler and access to the pantry and ground floor bathroom.

Pantry 5'5" x 5'5" (1.65m x 1.65m). Rear uPVC double glazed window with patterned glazing, tiled flooring and fitted shelving.

Ground Floor Bathroom 5'6" x 9'10" (1.68m x 3m). With side uPVC double glazed window with patterned glazing providing a traditional three piece suite in white comprising a low flush WC, heritage pedestal wash hand basin, cast iron bath with overhead electric shower and glazed screen, tiled flooring, part tiling to walls and wall to ceiling coving.



First Floor Landing 12'6" x 5'11" (3.8m x 1.8m). Two side uPVC double glazed windows, dado railing, wall to ceiling coving and loft access.

Double Bedroom 1 12'6" x 12'3" (3.8m x 3.73m). Side uPVC double glazed window, TV point, dado railing, wall to ceiling coving and ceiling rose.

Double Bedroom 2 9'1" x 11'1" (2.77m x 3.38m). Side uPVC double glazed window and wall to ceiling coving.

Double Bedroom 3 13'9" x 7'7" (4.2m x 2.3m). Side uPVC double glazed window, wall to ceiling coving and built-in airing cupboard with cylinder tank and folding door to;

Cloakroom Side uPVC double glazed window with patterned glazing providing a two piece suite comprising a low flush WC, wall mounted wash hand basin and tiled splash back.

Grounds The grounds are found to the southern side with a substantial concrete laid driveway providing parking for an excellent number of vehicles and allowing access to garaging with there being a stone and brick top well. Gardens are of a manageable size enjoying good levels of privacy being lawned with pebbled and shrub borders and a number of seating areas.

Outbuildings The property benefits from a brick built and clay tiled store/workshop with power and lighting.

A concrete sectional double garage with adjoining timber store shed.

Central Heating There is a modern gas fired central heating system to radiators. The boiler being approximately 4 years old.

Double Glazing Full uPVC double glazed windows.

