



**11 Richdale Avenue,
Kirton Lindsey,
Gainsborough,
Lincolnshire, DN21 4BL**

Asking Price: £250,000

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:

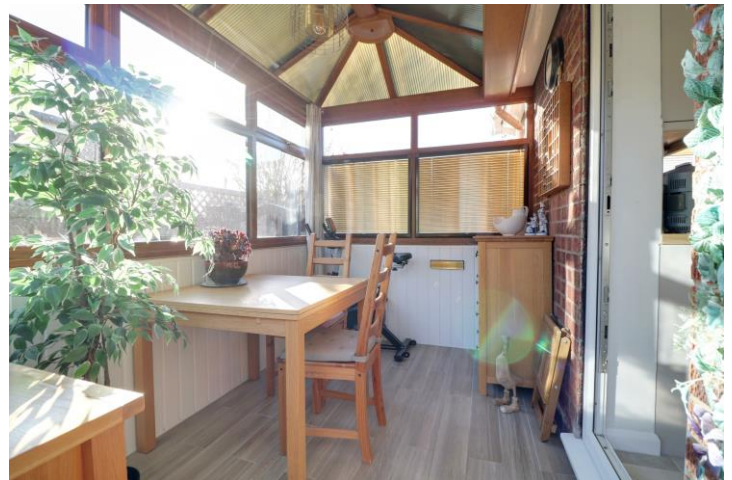
- TRADITIONAL DETACHED BUNGALOW
- NO UPWARD CHAIN
- SPACIOUS LOFT CONVERSION
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- 3 BEDROOMS
- MAIN FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- FRONT BLOCK LAID DRIVEWAY
- VIEW VIA OUR BRIGG OFFICE

Description:

A fine traditional detached bungalow situated within a popular established residential area in the highly desirable township of Kirton Lindsey. The deceptively spacious and versatile accommodation briefly comprises a central entrance hallway, a good sized main living room, a stylish modern fitted kitchen allowing access to a side conservatory and three generous bedrooms with the attractive main family bathroom completing the ground floor. The property also benefits from an unofficial loft conversion which provides further flexible space with a study/store room, double bedroom and WC. Occupying a private enclosed low maintenance rear garden that allows for off street parking to the front via a block laid driveway.

Rooms:

Front Entrance Hallway Includes a front uPVC double glazed entrance door with inset patterned glazing with adjoining side light with further frosted glazing, built-in cloaks cupboard, wall to ceiling coving, parquet flooring, a built-in airing cupboard housing a Valliant gas combi boiler with inset shelving, loft access and doors off to;



Modern Fitted Kitchen 11'6" x 7'7" (3.5m x 2.3m). With a front uPVC double glazed window. The kitchen includes a range of white shaker style low level units drawer units and wall units with brushed aluminum style rounded pull handles and a laminate working top surface incorporating a single ceramic sink bowl unit with block mixer tap and drainer to the side, electric Schott CERAN whirlpool induction hob with Bosch electric oven and matching grill with overhead Bosch stainless steel canopied extractor fan, ceramic tiled splash backs, plumbing for a washing machine, integrated microwave, integrated fridge freezer, tiled effect vinyl flooring and a side uPVC double glazed entrance door allows access through to;



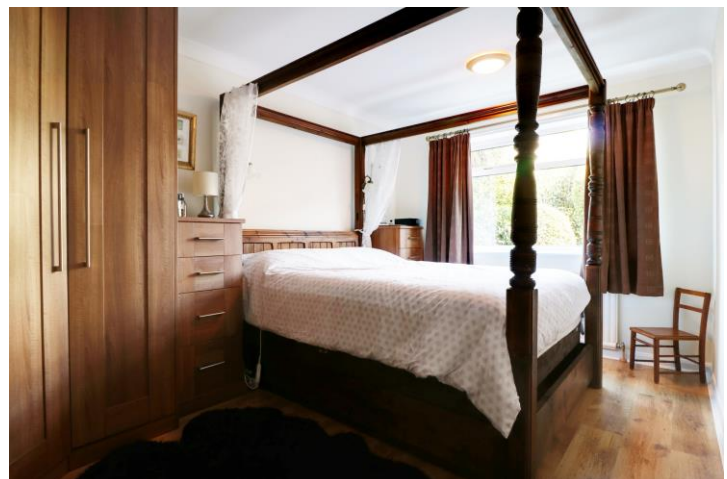
Conservatory 9'10" x 6'7" (3m x 2m). With a rear wood grain effect uPVC double glazed allowing access to the rear garden, a hip and pitched polycarbonate roof, attractive tiled flooring and TV input.



Spacious Main Living Room 14'1" x 16'11" (4.3m x 5.16m). With front uPVC double glazed window, wall to ceiling coving, dado railing, TV input, an electric coal effect fireplace with projecting marbled hearth, decorative mantel and surround.



Bathroom 7'7" x 6'11" (2.3m x 2.1m). With a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with overhead Mira shower, low flush WC and a pedestal wash hand basin, fully tiled walls, cushioned flooring and wall mounted chrome towel heater



Dining Room/Double Bedroom 2 10'10" x 10'11" (3.3m x 3.33m). With rear uPVC double glazed window and TV input.

Master Bedroom 1 14' x 9'5" (4.27m x 2.87m). With a rear uPVC double glazed window, oak style laminate flooring and a bank of quality fitted wardrobes with matching bedside drawers.

Rear Bedroom 3 7'1" x 10'10" (2.16m x 3.3m). With rear uPVC double glazed window and oak style laminate flooring.

Spacious Loft Conversion Has a side Velux skylight and comprises of a central landing with storage in the eaves, decorative beams to the ceiling and internal doors allowing access off to;

Office/Store Room 6'11" x 14'11" (2.1m x 4.55m). With a side Velux skylight and decorative beams to ceiling.

Double Bedroom 4 10'4" x 12'9" (3.15m x 3.89m). With two twin side Velux skylights, TV input, a range of fitted wardrobes, storage in the eaves and an internal door allows access off to;

WC 3'7" x 8'2" (1.1m x 2.5m). With a front uPVC double glazed window with frosted glazing providing a two piece suite comprising a low flush WC, pedestal wash hand basin with tiled splash back and cushioned flooring.

Grounds Occupying a private enclosed low maintenance rear garden that allows for off street parking to the front via a block laid driveway. The rear garden includes a large timber outbuilding.

