



**5 Whitewell Close,
Kirton Lindsey,
Gainsborough,
Lincolnshire, DN21 4BG**

Asking Price: £169,950

EPC: D (67)
Council Tax - A
To be advised



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

Accommodation Summary:

- A MODERN SEMI-DETACHED HOUSE
 - CUL-DE-SAC LOCATION
- STYLISH MODERN FITTED KITCHEN
- OPEN PLAN LIVING/DINING ROOM
 - LARGE REAR CONSERVATORY
 - 3 BEDROOMS
- ATTRACTIVE FAMILY BATHROOM
- GENEROUS PRIVATE REAR GARDEN
 - FRONT DRIVEWAY



Description:

A modern semi detached house, positioned in the ever popular township of Kirton Lindsey. The property has been fully improved throughout by the current owners and provides superbly presented and well proportioned accommodation. The property briefly comprises a front entrance hallway, a stylish modern fitted kitchen, an open plan lounge/dining room and access leads to a spacious rear conservatory. The first floor provides a central landing leading off to 3 bedrooms and an attractive family bathroom. Positioned within a small cul-de-sac and benefitting from a generous south facing corner plot creating a large outside entertaining space and lawned area.



Rooms:

Front Entrance Hallway

Includes an attractive composite entrance door with inset patterned glazing, dog legged staircase leads to the first floor accommodation, oak effect rigid vinyl flooring, wall mounted vertical radiator, under the stairs recessed storage area and an opening leads through to;



Open Plan Living/Dining Room

8'11" x 19'8" (2.72m x 6m). With two rear uPVC double glazed windows, continuation of flooring, feature open recessed fireplace with multi burning fuel stove with slate tiled hearth and oak beam, TV input and an opening leads through to;



Stylish Fitted Modern Kitchen

7'9" x 8'9" (2.36m x 2.67m). With a front uPVC double glazed window. The kitchen includes an extensive range of low level units, drawer units and wall units, integral fridge freezer, integrated dishwasher, plumbing for a washing machine, four ring gas hob with overhead integrated extractor fan with matching splash back and matching low level oven, laminate style oak working tops with matching uprising, continuation of flooring, modern inset ceiling spotlights with under counter LED strip lighting and a modern vertical wall mounted radiator.



Conservatory

12'8" x 17' (3.86m x 5.18m). With a lean to and hip and pitched polycarbonate roof, fully tiled flooring, surrounding uPVC double glazed windows with two twin rear French doors allowing access to the rear patio, TV input and full power.



First Floor Landing

Includes a side uPVC double glazed window, loft access, a built-in airing cupboard which houses a newly fitted Worcester Bosch gas combi boiler and internal doors allowing access off to;

Master Bedroom 1

9'7" x 11'7" (2.92m x 3.53m). With a rear uPVC double glazed windows and TV input.

Rear Bedroom 2

7'10" x 7'10" (2.4m x 2.4m). With a rear uPVC double glazed window.

Front Bedroom 3

8'4" x 6'10" (2.54m x 2.08m). With a front uPVC double glazed window.

Main Family Bathroom

6'7" x 5'6" (2.03m x 1.7m). With a front uPVC double glazed window with frosted glazing, a three piece suite in white comprising a p-shaped panelled bath with overhead chrome mains shower with glazed screen and stylish tiled splash backs, a low flush WC with adjoining vanity wash hand basin with gloss storage units beneath, tiled flooring, a wall mounted towel heater in gun metal grey, inset ceiling spotlights and extractor fan.

Grounds

Positioned within a small cul-de-sac and benefitting from a generous corner plot creating a large outside entertaining space and lawned area.

