



48 Windmill Way, Kirton Lindsey

£270,000 Freehold

LARGELY EXTENDED FAMILY HOME • SOUGHT AFTER MODERN DEVELOPMENT • 4 BEDROOMS • 2 RECEPTION ROOMS • MASTER EN-SUITE & MAIN FAMILY BATHROOM • STYLISH FITTED KITCHEN & MATCHING UTILITY ROOM • FRONT DRIVEWAY & INTEGRAL GARAGE • COUNCIL TAX BAND; C. EPC RATING; TBC



WELL PRESENTED FAMILY HOME | LARGELY EXTENDED ACCOMMODATION | HIGHLY SOUGHT AFTER LOCATION

INVITING OFFERS BETWEEN £270,000 - £280,000

Paul Fox are delighted to present to the market this **beautifully extended and immaculately maintained semi-detached family home**, ideally positioned within a highly sought-after modern development in the ever-popular town of Kirton Lindsey.

Offering **generous and versatile living space throughout**, this stylish property is perfectly suited to **growing families, professional couples or buyers seeking a deceptively spacious home** in a well-regarded residential setting.

The accommodation briefly comprises a **deep and welcoming entrance hallway**, ground floor cloakroom, and a superb **open-plan lounge/dining room**, creating an ideal space for both everyday living and entertaining. This flows seamlessly into a **bright rear sun room with bi-folding doors**, opening onto the garden and enhancing the sense of space and light. A **modern fitted kitchen**, complete with a range of units and integrated appliances, is complemented by a matching utility room and access to the **integral garage**.

To the first floor, a central landing serves **four well-proportioned bedrooms**, including a **principal bedroom with en-suite shower room**, together with a stylish **family bathroom**.

Externally, the property benefits from a **block paved driveway providing off-road parking for two vehicles**, while to the rear is a **privately enclosed garden**, predominantly laid to lawn with a **patio seating area ideal for outdoor entertaining**.

Situated within the highly desirable market town of Kirton Lindsey, the property enjoys **excellent access to local amenities, reputable schooling and transport links** to nearby Scunthorpe, Gainsborough and Lincoln.

Finished with uPVC double glazing and a modern gas-fired central heating system.

Early viewing is **strongly recommended** to fully appreciate the quality and space on offer.

View via our Brigg office.

EPC Rating: C | Council Tax Band: TBC

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Hallway
6' 2" x 18' 1" (1.89m x 5.50m)

WC
6' 2" x 3' 1" (1.88m x 0.95m)

Lounge/Diner
20' 10" x 13' 10" (6.36m x 4.21m)

Sun Room
7' 11" x 7' 10" (2.42m x 2.38m)

Kitchen
17' 5" x 9' 7" (5.30m x 2.91m)

Utility
7' 4" x 10' 4" (2.23m x 3.14m)

Master Bedroom
11' 0" x 9' 10" (3.35m x 3.00m)

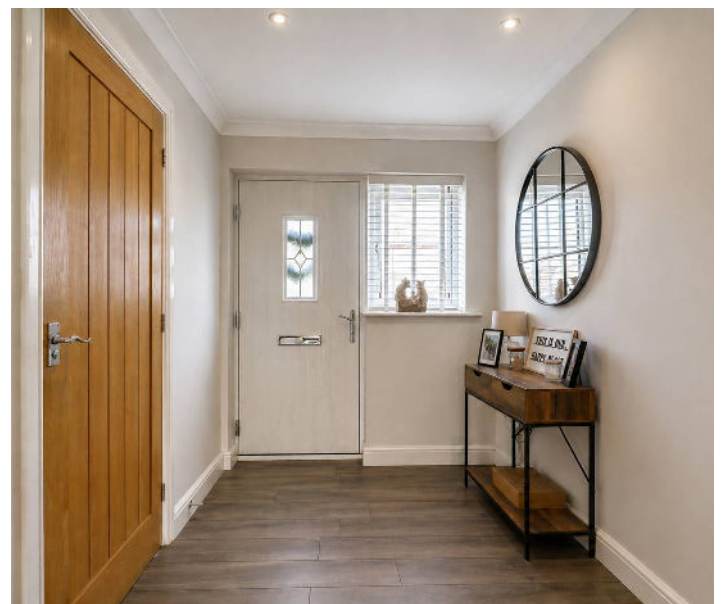
En-Suite
2' 11" x 6' 8" (0.90m x 2.04m)

Bedroom 2
18' 2" x 10' 6" (5.53m x 3.20m)

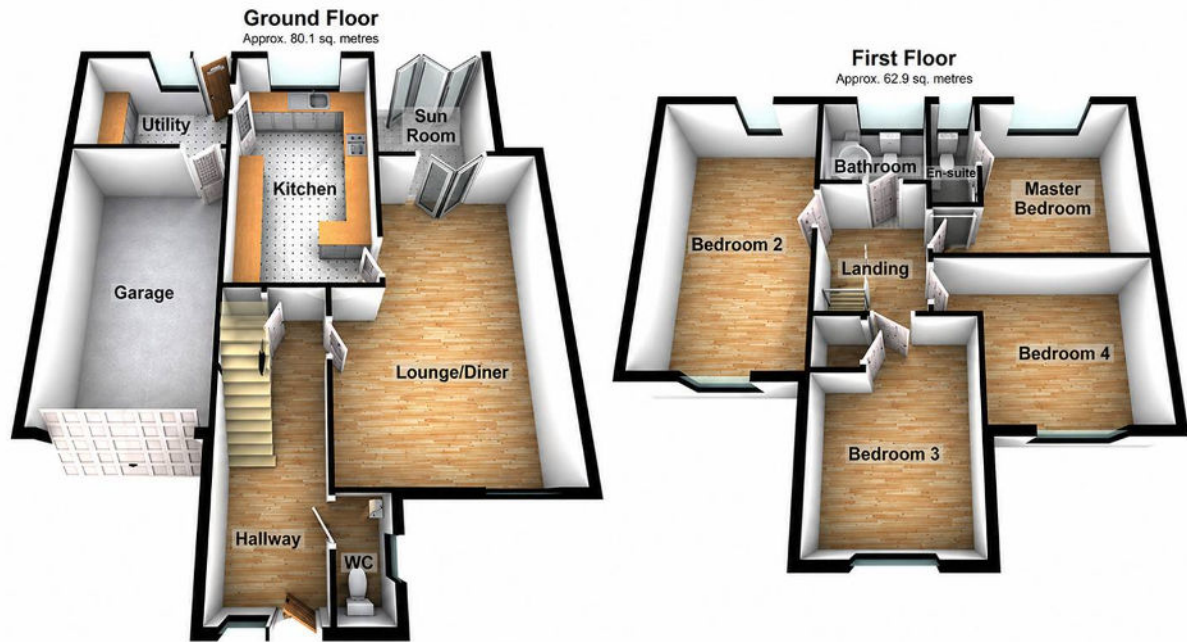
Bedroom 3
9' 6" x 12' 8" (2.89m x 3.86m)

Bedroom 4
13' 3" x 9' 7" (4.05m x 2.92m)

Bathroom







Total area: approx. 143.1 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.



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