





31 Park Hill, Kirton Lindsey

£199,950 Freehold

DETACHED BUNGALOW • NO UPWARD CHAIN • QUIET CUL-DE-SAC LOCATION • 3 BEDROOMS • LOUNGE DINING ROOM • BATHROOM • PRIVATE ENCLOSED REAR GARDEN • DRIVEWAY & GARAGE • VIEW VIA OUR BRIGG OFFICE • COUNCIL TAX BAND; B. EPC RATING; TBC.

paul fox
the family estate agents

Detached three bedroom bungalow in quiet cul-de-sac with Trent Valley views. No onward chain. Lounge, kitchen, shower room, garage, gardens, off-road parking. Walk to amenities and transport.
Council Tax band: B

Tenure: Freehold

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Side Entrance Hall
Includes a side double glazed entrance door in mahogany with patterned glazing and adjoining side light, tiled flooring, wall to ceiling coving, a wall mounted Drayton thermostatic control for the central heating, loft access, ceiling spotlights, a built-in airing cupboard which houses the cylinder tank and an opening leads to;



Front Kitchen
8' 11" x 10' 2" (2.72m x 3.10m)
Has a front uPVC double glazed window. The kitchen includes a range of oak shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a laminate working top surface incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, built-in Bosch electric oven with four ring electric hob, wall mounted Ideal Logic gas combi modern boiler, tiled flooring, plumbing for a washing machine, space for a fridge freezer and ceiling spotlights.



Main Lounge/Diner
12' 3" x 15' 2" (3.74m x 4.63m)
With a front box bay uPVC double glazed window and TV input.



Master Bedroom 1
12' 3" x 10' 6" (3.74m x 3.21m)
With a rear uPVC double glazed window.
Rear Double Bedroom 2
10' 6" x 10' 3" (3.20m x 3.12m)
With a rear uPVC double glazed window and built-in wardrobes.

Bedroom 3
9' 6" x 7' 3" (2.90m x 2.22m)
With a side uPVC double glazed window and fitted bedroom furniture.

Bathroom
5' 3" x 8' 6" (1.60m x 2.60m)
Has a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with overhead chrome main shower, tiled splash back, an oval wash hand basin with storage units beneath and a low flush WC, tiled flooring, wall to ceiling coving, ceiling spotlights and a wall mounted towel heater in white.

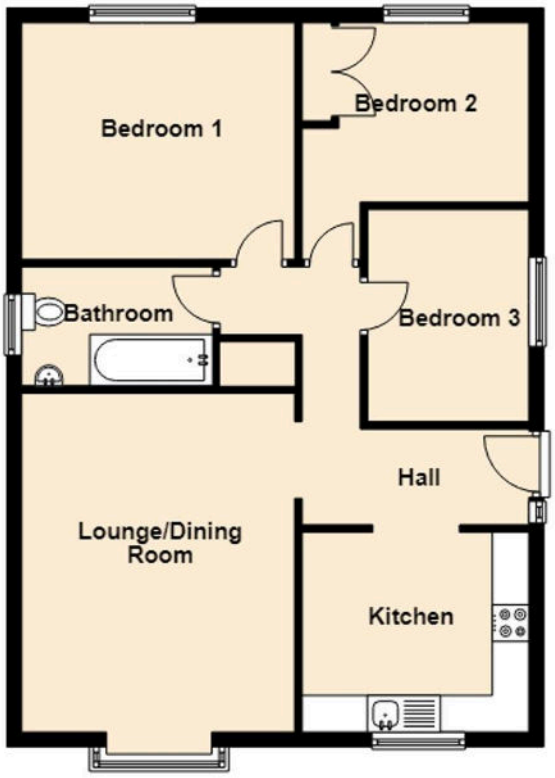
Grounds
The property provides a private manageable garden with the rear including a lawn and raised patio area with secure fencing. The property is elevated with beautiful views over the Trent Valley. The front has a principally lawned garden with adjoining hard standing driveway that leads down the side to the garage.





Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.7 sq. feet)

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