







Dunstan Villas, Kirton Lindsey, DN21 4DL

£149,999

- NO UPWARD CHAIN
- BEAUTIFULY PRESENTED MID TERRACE HOUSE
- THREE BEDROOMS
- MODERN KITCHEN/DINER
- SPACIOUS LOUNGE
- THREE-PIECE BATHROOM
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- IDEAL FOR FTB/INVESTOR
- EPC:C COUNCIL TAX BAND:A TENURE:FREEHOLD

*** IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY ***

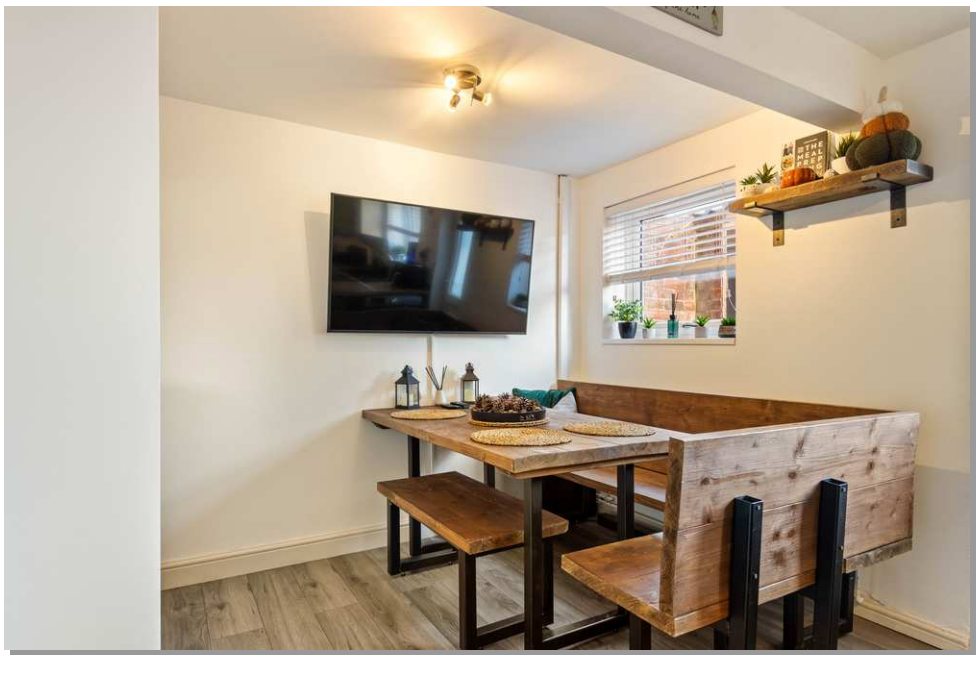
Bell Watson are delighted to offer for sale this traditional mid-terrace property, pleasantly positioned within an established cul-de-sac in the ever-popular market town of Kirton in Lindsey.

This beautifully presented and generously proportioned accommodation would make an ideal purchase for a first-time buyer or investor and briefly comprises an entrance porch, spacious lounge, modern fitted kitchen/diner, three first-floor bedrooms and an attractive family bathroom.

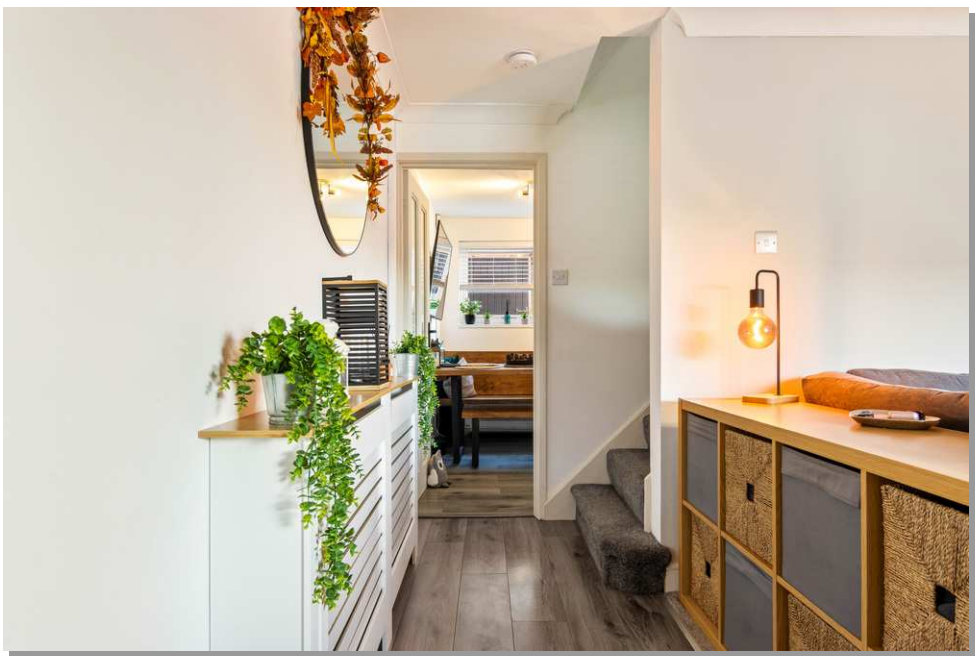
Externally, the property enjoys a private, enclosed rear garden, predominantly laid to lawn, and an ample driveway provides off-road parking for two vehicles.













Kirton in Lindsey is a popular and thriving market town, set amidst the attractive rolling Lincolnshire countryside and ideally positioned for access to the larger towns of Gainsborough, Scunthorpe and the historic city of Lincoln. The town offers a good range of local amenities, including independent shops, pubs, cafés, restaurants and schooling, catering for everyday needs. Further facilities are available in nearby Gainsborough, which provides a wider selection of shops, supermarkets, leisure facilities and secondary schooling. The area also benefits from excellent road links, with the A15 close by and the M180 within easy reach, together with direct rail services to London King's Cross from a number of surrounding towns, making it an appealing location for both commuters and those seeking a semi-rural lifestyle.

ACCOMMODATION

The spacious and modern accommodation is conveniently located over two floors.

ENTRANCE PORCH

The entrance porch is accessed via a uPVC glazed entrance door and features practical vinyl flooring, which continues through to the lounge and kitchen/diner, creating a sense of continuity throughout the ground floor. Further benefits include a ceiling light and coat hooks.

LOUNGE 5.49 M X 4.65 M

The front-facing lounge enjoys views over the driveway through a uPVC double-glazed window and offers a comfortable living space, featuring carpeted flooring, decorative coving, two radiators and a ceiling light. A practical vinyl-floored walkway provides access through to the kitchen.

KITCHEN/DINER 5.49 M X 3.76 M

The spacious and contemporary kitchen/diner is fitted with a stylish range of sleek base and wall-mounted cabinets, complemented by black metal handles and wood-effect work surfaces incorporating a breakfast bar. Further features include a subway-tiled splashback, built-in electric oven with a four-ring gas hob, stainless steel splashback and extractor hood above, together with a one-and-a-half bowl sink and drainer with stainless steel mixer tap. Two uPVC windows provide views over the rear garden, whilst a uPVC door offers direct access outside. The KITCHEN is completed by two ceiling spotlight fittings and space for a freestanding fridge/freezer.There is also a useful understairs storage cupboard, conveniently located within the kitchen, which benefits from power for a tumble dryer, lighting and coat hooks.

LANDING

The first-floor landing benefits from carpeted flooring and a ceiling light, together with access to a useful airing cupboard fitted with handy shelving. The cupboard also houses the boiler, which can be operated via the Tado smart app, with a thermostat providing additional temperature control.

BEDROOM ONE 3.61 M X 3.33 M

Bedroom one is a spacious front-facing double bedroom, featuring a uPVC double-glazed window, radiator, ceiling light and carpeted flooring. The room further benefits from a useful built-in storage cupboard, providing convenient wardrobe space.

BEDROOM TWO 3.33 M X 2.72 M

Bedroom two is a generously proportioned rear-facing double bedroom, enjoying views over the rear aspect through a uPVC double-glazed window. The room further benefits from carpeted flooring, a radiator and a useful built-in storage cupboard providing additional storage space.

BEDROOM THREE 3.61 M X 2.13 M

Bedroom three is positioned to the front of the property and benefits from carpeted flooring, a radiator and a ceiling pendant light.

BATHROOM 2.72 M X 2.16 M

The modern three-piece family bathroom is partially tiled and fitted with a panelled bath with shower over and glazed shower screen, a pedestal wash hand basin and a low-level flush WC. Further features include a contemporary black heated towel rail, recessed ceiling spotlights, an obscure-glazed uPVC window providing natural light and practical vinyl flooring.

STEP OUTSIDE

To the front of the property, there are two allocated parking spaces providing convenient off-road parking.

The rear garden is accessed via the kitchen door and offers a particularly attractive outdoor space, comprising a paved patio area and a raised garden predominantly laid to lawn. There are two separate seating areas, including a covered pergola with wooden decking and an additional raised decking area featuring decorative rope balustrades. Further benefits include a timber garden shed providing useful storage and a brick-built outhouse. The garden is fully enclosed by wooden fence panels and also benefits from a rear access gate, allowing convenient access through to the neighbouring property for bin collection.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX BAND

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.







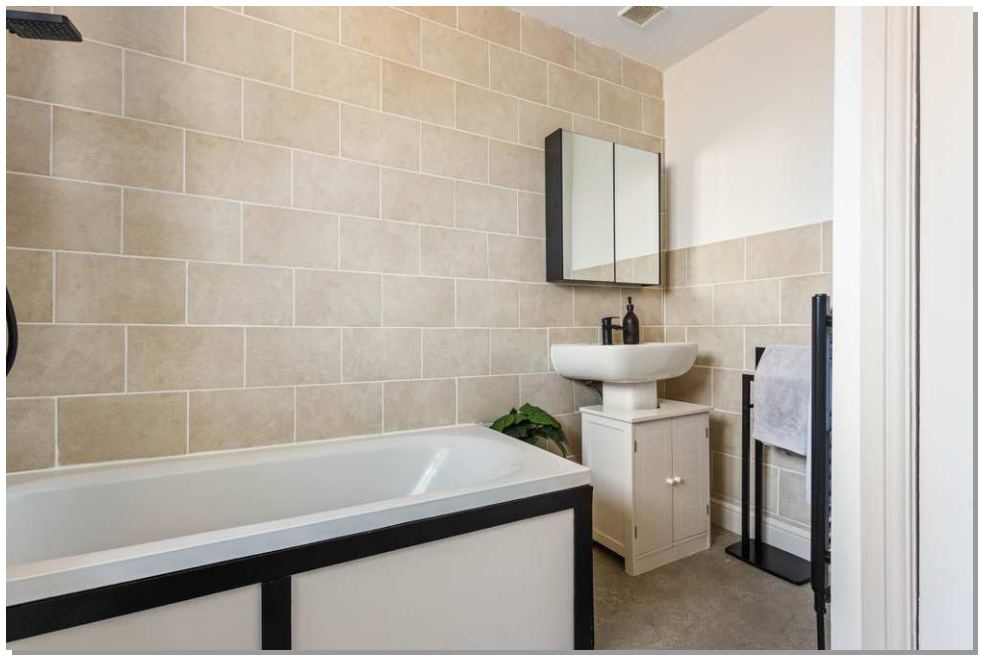



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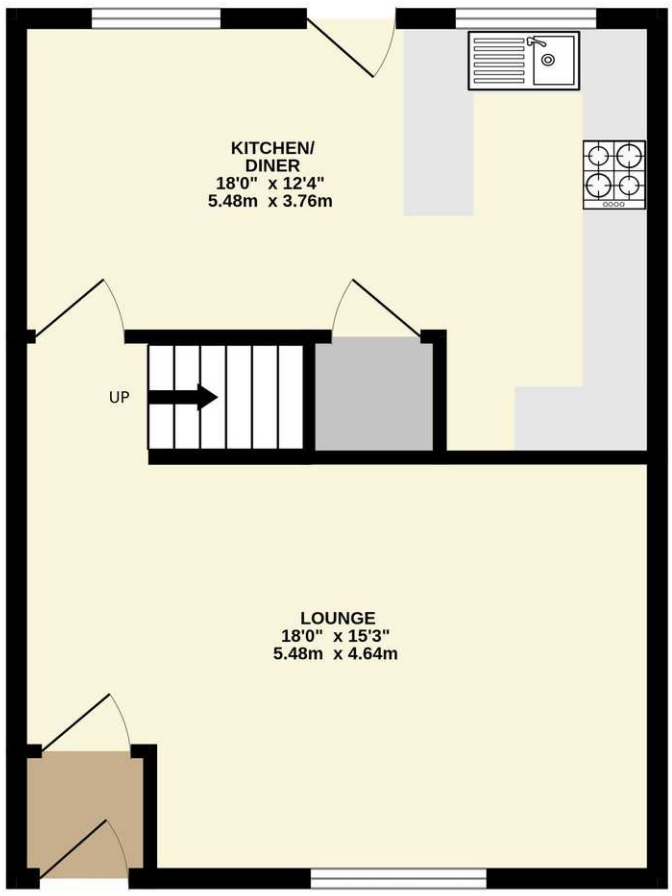




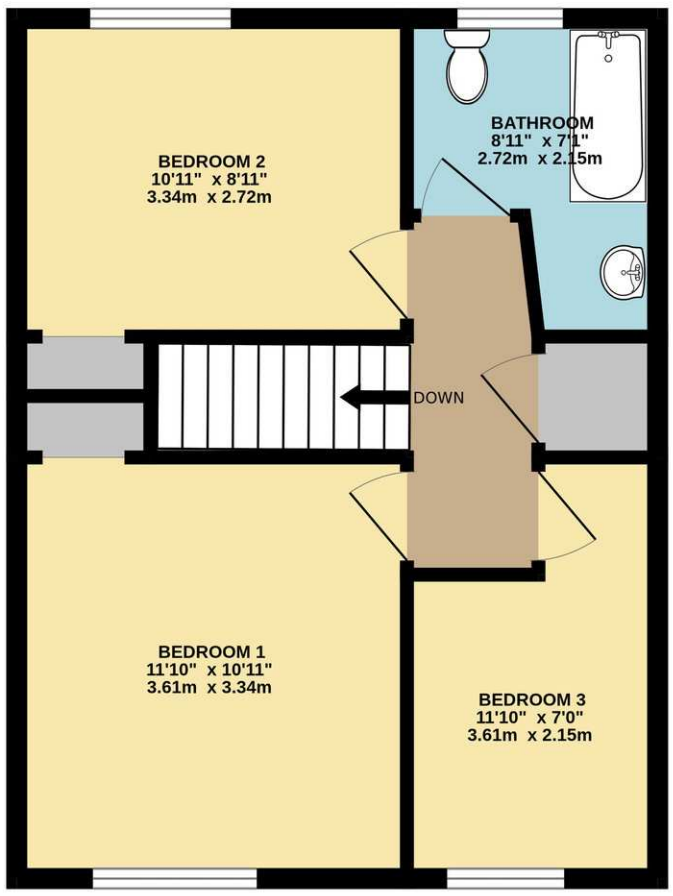




GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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