



Millers Close, Kirton-in-Lindsey, DN21 4FG

£299,950



- Extended Detached Family Home
- Four Spacious Bedrooms
- Master with En-Suite Shower Room
- Stunning Kitchen/Diner
- EPC: C
- Lounge and Conservatory
- Family Bathroom and Downstairs Cloakroom
- Enclosed Low-Maintenance Rear Garden
- Ample Driveway and Garage
- Council Tax Band: D

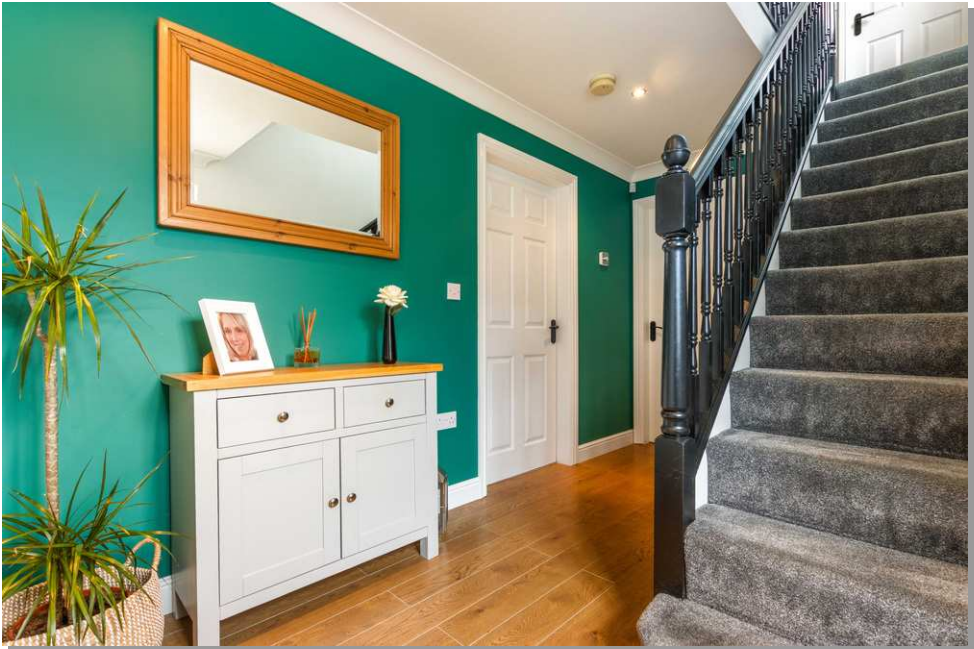
Bell Watson are delighted to present this stunning four-bedroom detached family home that is situated on the sought-after Millers Close, within a well-regarded residential development in the ever-popular market town of Kirton in Lindsey. This exceptional property offers spacious and versatile accommodation throughout and would make an excellent family home.

Beautifully presented and finished to a high standard, the home provides generous living space that is ready for a buyer to move straight into. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

The accommodation briefly comprises a welcoming entrance hall, an impressive extended open-plan kitchen/dining room, a spacious lounge with French doors opening into the adjoining conservatory, a practical utility room, and a ground floor WC.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, making this an ideal home for growing families.

Externally, the property benefits from an enclosed, low-maintenance rear garden, providing an ideal space for relaxing or entertaining. To the front, there is ample off-road parking, complemented by a single garage, offering excellent storage and secure parking.



Kirton-in-Lindsey is a charming market town set amidst the rolling Lincolnshire countryside, ideally positioned for easy access to Gainsborough, Lincoln and Scunthorpe. The town offers a range of everyday amenities, including shops, cafés, pubs, restaurants and well-regarded schools, with further shopping, leisure facilities and secondary education available in nearby Gainsborough. Excellent transport links via the A15 and M180, together with direct rail services to London King's Cross from nearby Lincoln, Gainsborough, Newark and Retford, make the area an excellent choice for commuters.

HALLWAY

A welcoming entrance hallway featuring a wooden floor, decorative coving, ceiling spotlights, and a radiator. Stairs lead to the first floor, with a useful under stairs storage cupboard providing additional space. A UPVC front entrance door offers secure access, and the property benefits from an alarm system for added peace of mind.

W.C.

Conveniently located off the entrance hall, the cloakroom is fitted with a wall-mounted hand wash basin and low-level WC. Additional features include a uPVC double-glazed window, tiled flooring, wall-mounted radiator, recessed ceiling spotlights and an extractor fan.

KITCHEN 4.22 M X 2.36 M

A superb open plan kitchen/diner, beautifully appointed with a range of sleek white base units complemented by open shelving above, creating a stylish and contemporary finish. The kitchen is equipped with a free-standing Belling range cooker incorporating a five-ring electric hob, dual ovens, grill, extractor hood above and a bespoke splash back, together with an integrated dishwasher and fridge/freezer. A one-and-a-half bowl sink with mixer tap is set beneath a uPVC double-glazed window overlooking the rear garden. The room is finished with attractive LVT flooring, while further features include a wall-mounted radiator and coving to the ceiling. Offering ample space for family dining, this is an ideal room for both everyday living and entertaining.

DINING ROOM 3.99 M X 3.23 M

Open to the kitchen, the dining area benefits from a continuation of the attractive LVT flooring, creating a seamless flow throughout the space. A bay window allows for plenty of natural light, while additional features include coving to the ceiling, recessed ceiling spotlights and a wall-mounted radiator. Offering ample space for a family dining table, this is an ideal setting for both everyday meals and entertaining guests.

LOUNGE 4.85 M X 3.91 M

A spacious and inviting lounge featuring fitted carpet, creating a warm and comfortable atmosphere. French doors open into the conservatory, allowing an abundance of natural light to flow through the room. Further features include coving to the ceiling, wall lights, a central ceiling light and a wall-mounted radiator, making this an ideal space for relaxing or entertaining.

CONSERVATORY 3.71 M X 3.15 M

Accessed from the lounge via French doors, the conservatory provides an excellent additional reception space with pleasant views over the rear garden. French doors open directly onto the garden, with steps leading down to the patio, creating an ideal space for indoor and outdoor entertaining. Further features include tiled flooring, a ceiling fan with integrated light fitting and a wall-mounted radiator, allowing the room to be enjoyed throughout the year.

UTILITY ROOM 2.82 M X 1.63 M

Located off the kitchen, the utility room provides a practical and functional space with plumbing for a washing machine and dedicated space for a tumble dryer. The attractive LVT flooring continues seamlessly from the kitchen, while additional features include coving to the ceiling, a uPVC double-glazed window overlooking the rear aspect and a uPVC door providing access to the side elevation and driveway. The room also houses the boiler, making it an ideal utility and storage area.

BEDROOM ONE 3.81 M X 3.58 M

A well-proportioned double bedroom positioned to the rear of the property, enjoying views over the rear garden via a uPVC double-glazed window. The room is finished with fitted carpet and benefits from a ceiling light point and a wall-mounted radiator, creating a comfortable and peaceful principal bedroom.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a walk-in shower enclosure, low-level W.C. and a pedestal wash hand basin. The room is partially tiled and benefits from a uPVC frosted double-glazed window, recessed ceiling spotlights and a wall-mounted radiator, creating a bright and practical space.

BEDROOM TWO 3.58 M X 3.38 M

A double bedroom located to the rear of the property, featuring a uPVC double-glazed window overlooking the garden. The room is finished with fitted carpet and benefits from a ceiling light point, wall-mounted radiator and decorative wooden panelling to the wall behind the bed, adding a stylish focal point.

BEDROOM THREE 2.77 M X 2.46 M

A good-size bedroom located to the front of the property, featuring a uPVC double-glazed window providing natural light. The room is finished with fitted carpet and benefits from a ceiling light point and wall-mounted radiator, making it a versatile space suitable for use as a bedroom, guest room or study.

BEDROOM FOUR 2.46 M X 2.11 M

A single bedroom located to the front of the property, currently utilised as a dressing room. The room features a uPVC double-glazed window, fitted carpet, a ceiling spotlight and a wall-mounted radiator. A useful storage cupboard adds further practicality, making this a versatile space suitable for a variety of uses.

BATHROOM 2.49 M X 1.65 M

The bathroom is fitted with a panelled bath complemented by an electric shower above and glass shower screen. The suite also comprises a pedestal wash hand basin and low-level WC. The room is partially tiled and further benefits from a chrome heated towel radiator, recessed ceiling spotlights and an extractor fan, creating a bright and functional family bathroom.

STEP OUTSIDE

To the front, the property benefits from a block-paved driveway providing off-road parking and leading to a single detached garage with up-and-over door, power and lighting. A block-paved pathway leads to the front steps, complete with wrought iron railings, giving access to the front door. The front garden is laid to lawn with established shrub borders, and a wooden side gate provides access to the rear garden.

To the rear, the fully enclosed garden is designed for low-maintenance living, featuring wooden fence panel boundaries, a paved patio seating area and pathway. Further areas of gravel with stepping stones lead to an additional paved seating area, offering a variety of spaces for outdoor dining and relaxation. The garden also benefits from a side access door into the garage.

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, gas, water and drainage are all understood to be connected to the property. The property benefits from a gas-fired central heating system, with the boiler installed on 4th February 2025 and most recently serviced on 22nd June 2026. For added peace of mind, the property is also fitted with a security alarm system.

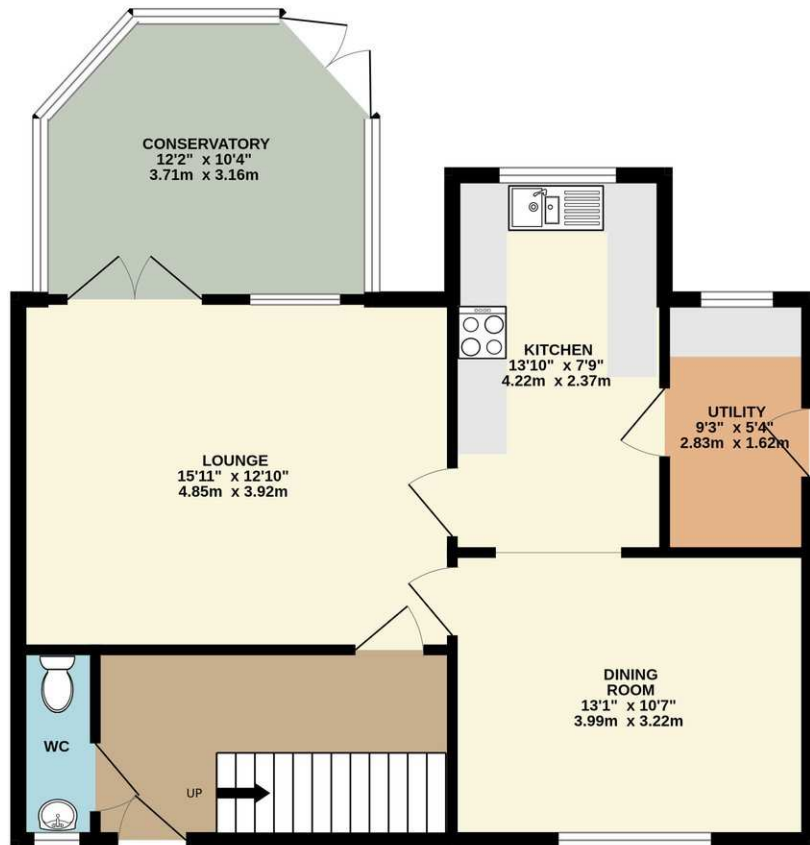
COUNCIL TAX

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

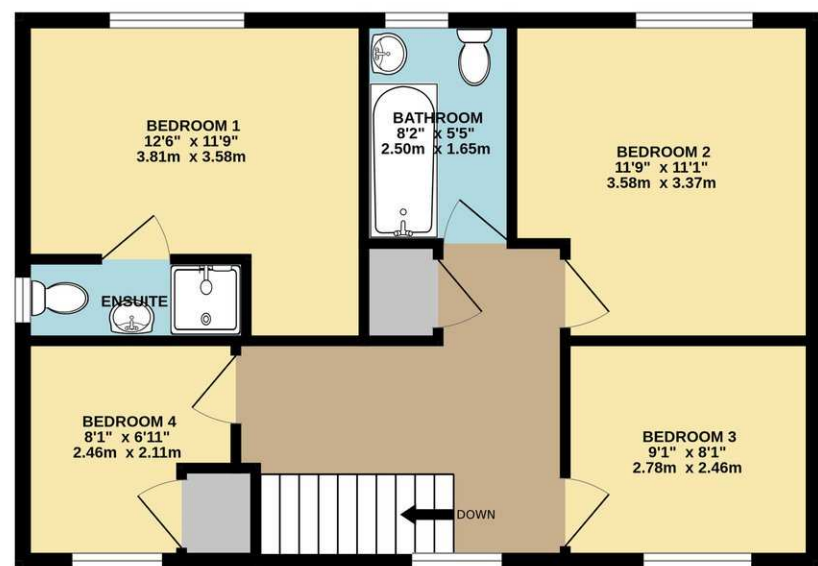




GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.7 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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