CADE

Estate Agency

6 Queen Street, Gainsborough, DN21 4NS

£335,000

Fantastic period character home in the ever popular rural village of Kirton in Lindsey. With traditional features throughout, neutral clean decor and with nearly 2000sq.ft of space, this two bed detached house is truly unique.

The ground floor comprises of a sizeable cosy lounge, a dining room with traditional fireplace and a neutral well maintained kitchen. A lovely sun room with Velux windows and french doors leading to the rear garden and a downstairs W.C. complete the ground floor. Upstairs there are two really god size double bedrooms and a family bathroom whilst in the outbuildings there is another W.C., utility room and store room.

The property also benefits from two single garages, with driveway space in front and a separate parking space in front of the front door. Outside the secure rear elevated garden has a courtyard area immediately outside of the sunroom, a lawned garden with raised decking area and a large patio space, ideal for entertaining family and friends. Subject to the appropriate permissions there is potential for an annexe in the outbuildings.

Viewing is essential to get a real feel for all the space and how it can be used, to make an appointment please call us.

Entrance hall

Lounge 24'0" x 14'7" (7.33 x 4.45)

Dining room 14'7" x 12'3" (4.45 x 3.75)

Kitchen 14'7" x 14'5" (4.45 x 4.41)

Sun room 13'8" x 8'9" (4.17 x 2.69)

Downstairs W.C.

Landing

Bedroom one 14'7" x 14'0" (4.45 x 4.29)

Bedroom two 14'7" x 12'3" (4.45 x 3.75)

Bathroom 9'11" x 9'9" (3.04 x 2.99)

Garage 19'1" x 8'5" (5.82 x 2.57)

Garage 19'1" x 9'2" (5.82 x 2.81)

Store 9'0" x 8'0" (2.76 x 2.46)

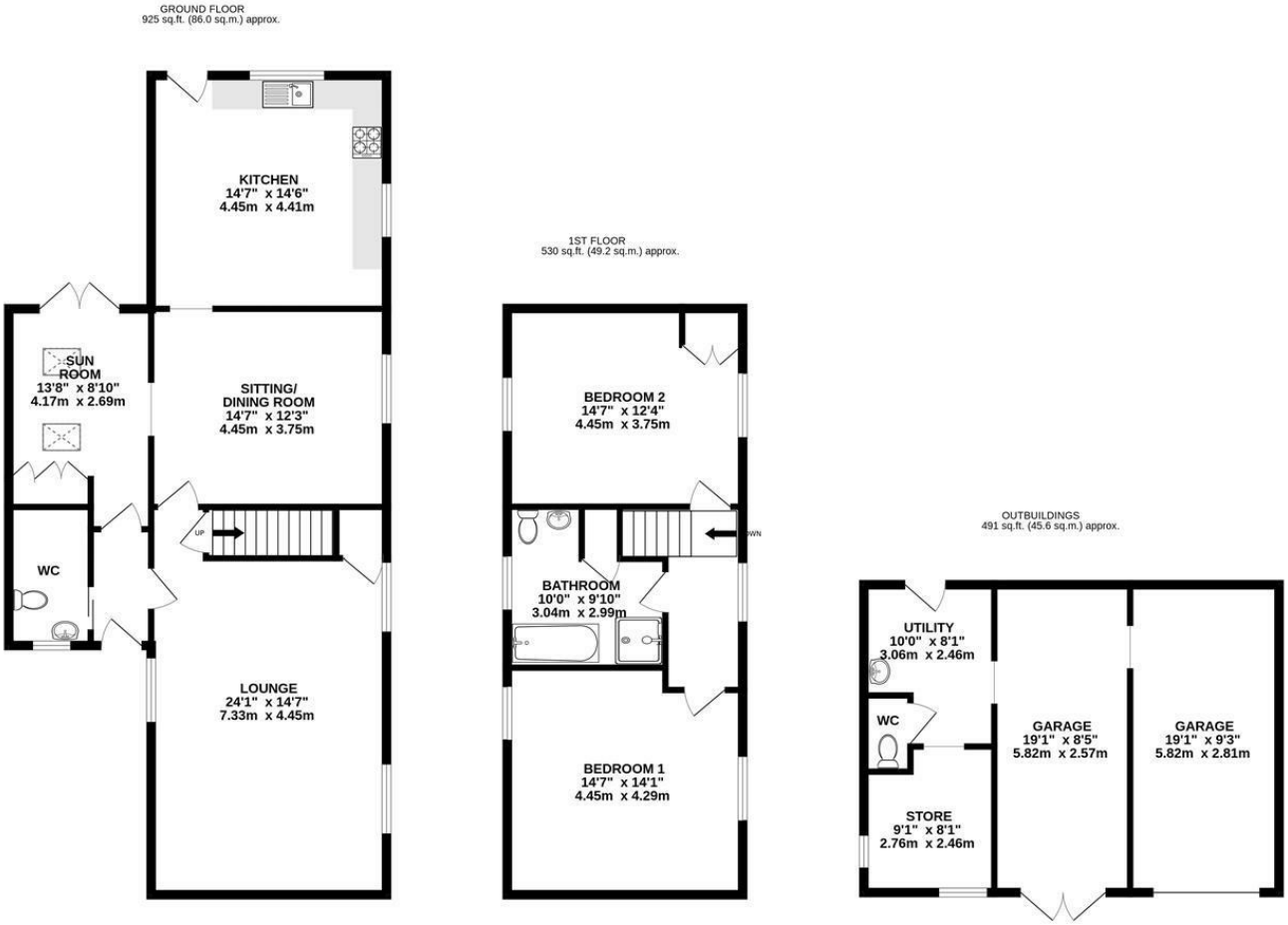
Utility 10'0" x 8'0" (3.06 x 2.46)

W.C.

Outside

Courtyard area

Floor Plan



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 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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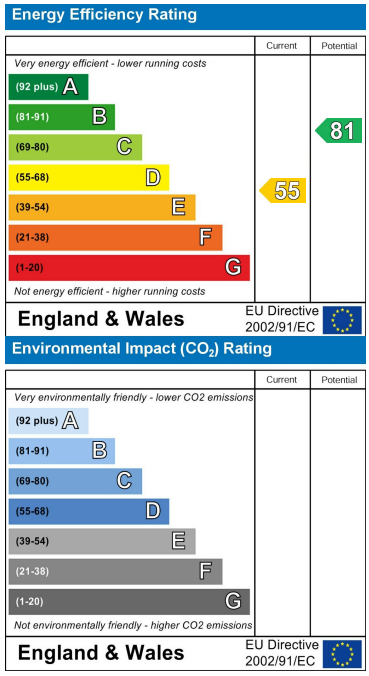
Area Map

Energy Efficiency Graph



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