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Price Guide
£345,000

EPC Rating: C

Jaro House, Grayingham Road

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4EL
4 bedroom Detached House



- ✓ AN EXCELLENT MODERN DETACHED FAMILY HOME
- ✓ 2 RECEPTION ROOMS
- ✓ QUALITY FITTED KITCHEN & MATCHING UTILITY ROOM
- ✓ 4 GENEROUS SIZED BEDROOMS WITH A MASTER EN-SUITE
- ✓ SPACIOUS MAIN BATHROOM
- ✓ LAWNED REAR GARDEN WITH FLAGGED SEATING AREA



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A superior modern detached family home positioned towards the fringe of the highly popular township of Kirton Lindsey benefitting from open views to the front. The well presented, deceptively spacious and proportioned accommodation comprises, central reception hallway, fine front living room with a feature fireplace, formal dining room leading to a quality fitted kitchen enjoying integral appliances and a matching utility room. The first floor has a central landing leading to 4 generous bedrooms with a stylish en-suite shower room the master and a large family bathroom. The front enjoys a substantial hardstanding driveway allowing ample parking for numerous



ENTRANCE HALLWAY

Measures approx. 1.92m x 3.85m (6' 4" x 12' 8"). Enjoying an attractive composite entrance door with inset patterned and leaded glazing with adjoining sidelight, traditional straight flight staircase allows access to the first floor accommodation with open spell balustrading and matching newel posts, wall to ceiling coving, attractive Herringbone cushioned flooring, internal glazed doors allows access to the lounge and kitchen.



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ATTRACTIVE LIVING ROOM

Measures approx. 4.36m x 4.68m (14' 4" x 15' 4") plus a projecting uPVC double glazed bay window, wall to ceiling coving, stylish live flame effect electric fire with projecting tiled hearth and a modern surround and projecting mantel, internal French glazed doors leads through to;

FORMAL DINING ROOM

Measures approx. 3.02m x 3m (9' 11" x 9' 10"). Enjoying a rear uPVC double glazed French doors allowing access to the garden, wall to ceiling coving and doors through to;

ATTRACTIVE FITTED KITCHEN

Measures approx. 3.26m x 3.8m (10' 8" x 12' 6"). Enjoying a rear uPVC double glazed window. The kitchen enjoys an extensive and quality range of fitted shaker style units finished in an Old English White with brushed aluminium style pull handles, enjoying integral appliances and a complimentary granite top with matching uprising incorporating and a one and a half bowl sink unit with drainer to the side and chrome block mixer tap, built in four ring gas hob with overhead stainless steel extractor with downlighting, eye level double oven, tiled flooring, wall to ceiling coving and internal doors leads through to;



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UTILITY ROOM

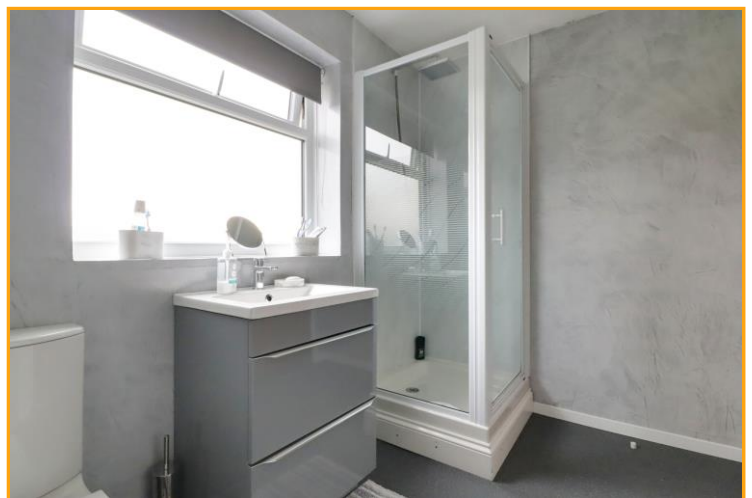
Measures approx. 2.78m x 2.17m (9' 1" x 7' 1"). Enjoying a rear composite double glazed entrance door with inset patterned glazing with adjoining uPVC double glazed window. The utility enjoys matching furniture to the kitchen with a granite worktop with uprising which incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, continuation of tiled flooring, space and plumbing for an automatic washing machine, wall mounted Ideal gas central heating boiler and doors through to the integral garage.

FIRST FLOOR SPACIOUS LANDING

Measures approx. 2.93m x 2.25m (9' 7" x 7' 5"). Enjoying continuation of open spell balustrading, wall to ceiling coving and a built in airing cupboard with fitted shelving.

MASTER BEDROOM 1

Measures approx. 2.77m x 5.07m (9' 1" x 16' 8"). Enjoying a front uPVC double glazed window enjoying excellent open views, TV point and internal door through to;



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MODERN EN-SUITE SHOWER ROOM

Measures approx. 2.8m x 1.93m (9' 2" x 6' 4"). Enjoying a rear uPVC double glazed window with obscured glazing and with a three piece suite in white comprising a low flush WC, vanity wash hand basin with wood drawer units beneath, a corner fitted shower cubicle with overhead electric shower and glazed screen, cushioned flooring, mermaid boarding to walls, wall extractor and loft access.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.17m x 3.9m (10' 5" x 12' 10"). Enjoying a front uPVC double glazed window with open views.

DOUBLE BEDROOM 3

Measures approx. 3.33m x 3.87m (10' 11" x 12' 8"). Enjoying a rear uPVC double glazed window.

BEDROOM 4

Measures 2.02m x 2.76m maximum (6' 8" x 9' 1") reducing down to 2.02m (6' 8"). Enjoying a front uPVC double glazed window with open views, loft access and large over the stair's storage cupboard.



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SPACIOUS FAMILY BATHROOM

Measures approx. 2.94m x 2.55m (9' 8" x 8' 4"). Enjoying a rear uPVC double glazed window with obscured glazing and a four piece suite comprises a low flush WC, pedestal wash hand basin, panelled bath, corner shower cubicle with electric shower and glazed surround, cushioned flooring and tiling to walls.

GROUNDS

The property occupies a generous plot with the front behind a brick boundary wall allowing vehicle access onto a generous hard standing driveway allowing parking for an excellent number of vehicles which could be extended into the lawned garden if required and enjoys access to the integral garage. Access available down either side of the property leading to a principally lawned rear garden with manageable shrub borders and a generous flagged seating area with surrounding brick walling provides an excellent entertainment area and can be accessed from the dining room.

OUTBUILDINGS

The property enjoys the benefit of an integral single garage measuring approx. 2.8m x 4.85m (9' 2" x 15' 11") enjoying an electric roller front door, side uPVC window and internal power and lighting.



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SERVICES

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

CENTRAL HEATING

There is a modern gas fired central heating system to the raditors.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and composite entrance door.

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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