



**3 Cornwall Street,
Kirton Lindsey,
Gainsborough,
Lincolnshire, DN21 4PP**

Asking Price: £189,950

EPC: D

Accommodation Summary:

- A CHARMING MID TERRACE COTTAGE
- NO UPWARD CHAIN
- BEAUTIFUL OPEN CHURCH VIEWS
- SOUGHT AFTER TOWNSHIP LOCATION
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- FITTED BREAKFAST KITCHEN & UTILITY ROOM
- MAIN 3 PIECE BATHROOM
- SOUTH WEST FACING PRIVATE GARDEN



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Description:

A charming and characterful 17th century mid terrace cottage, situated overlooking beautiful open church views in the ever popular township of Kirton-In-Lindsey. The well presented and proportioned accommodation which maintains many of its original features throughout briefly comprises, dining room, lounge, breakfast kitchen and utility room. The first floor provides a spacious flexible landing and two bedrooms served by a main bathroom. Externally the property fronts directly onto Cornwall Street and overlooks St. Andrews Church. To the rear of the property is a private south west facing garden which is of a generous size being predominantly laid to lawn with planted borders and a circular paved patio with gravelled area ideal for entertaining.

Rooms:

Dining Room 11'6" x 12'2" (3.5m x 3.7m).

With an attractive front composite entrance door with adjoining uPVC double glazed window, wooden beams to the ceiling, a feature open bricked fireplace, barn style hardwood doors allowing access through to;

Lounge 11'10" x 12'2" (3.6m x 3.7m). With a front uPVC double glazed window, beams to the ceiling, TV input, bricked open recess fireplace with oak beam and tiled hearth with a multi burning stove in black.

Breakfasting Kitchen 7'10" x 16'7" (2.4m x 5.05m). Providing twin rear uPVC double glazed windows and an adjoining uPVC double glazed entrance door allowing access to the garden. The kitchen includes a range of wood shaker style low level units, drawer units with decorative pull handles and patterned working top surfaces incorporating a stainless steel sink unit with block mixer tap and drainer to the side with an electric integrated oven with electric four ring hob with tiled splash back, space for a fridge freezer, quarry tiled flooring, wooden beams to the ceiling with spotlights, an under the stairs storage cupboard and internal doors allows access to;



Utility Room 6'1" x 7'11" (1.85m x 2.41m). With a rear uPVC double glazed window, plumbing for an automatic washing machine, space for a further fridge freezer, continuation of quarry tiled flooring and wooden beams to the ceiling.



First Floor Spacious Landing 7'10" x 12'4" (2.4m x 3.76m). Includes a rear uPVC double glazed window, beams to the ceiling, exposed stone and bricked walling and internal barn style doors allowing access off to;

Front Double Bedroom 1 12'2" x 11'10" (3.7m x 3.6m). With front uPVC double glazed window, picture railing, loft access and inset shelving.



Front Double Bedroom 2 11'3" x 12'2" (3.43m x 3.7m). With a front uPVC double glazed window, two twin built-in wardrobes and a further storage cupboard which houses a modern gas combi boiler and loft access.



Main Bathroom 7'10" x 12'4" (2.4m x 3.76m). With a rear uPVC double glazed window, a three piece suite comprising a pedestal wash hand basin, a low flush WC and a panelled bath with overhead chrome main shower with folding glazed screen and mermaid boarding splash back, part panelling to walls and vinyl flooring.

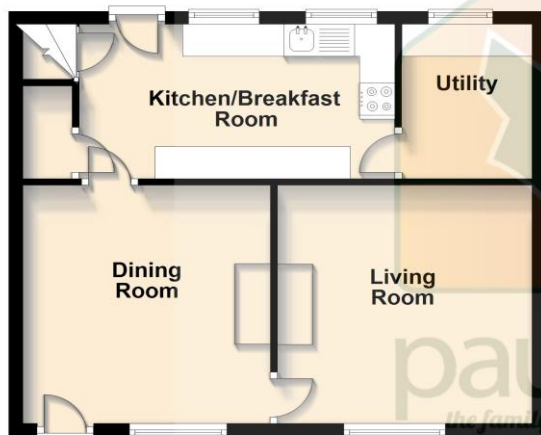


Grounds To the rear of the property enjoys a generous private south west facing garden with principally laid lawn, planted borders, secure enclosed boundary fencing, a timber built storage shed and a spacious gravelled circular flagged patio entertaining area. Access leads out from the secure side gate to the front of the property with open St. Andrews Church views.



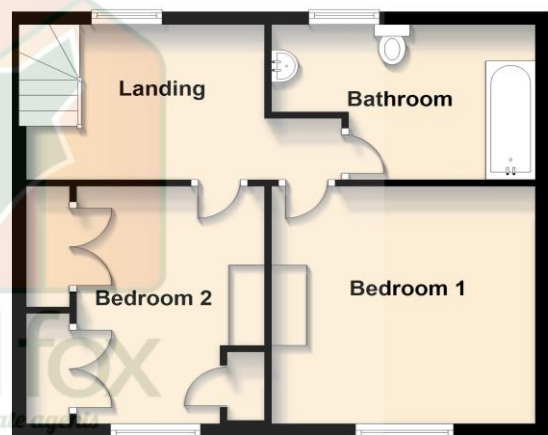
Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.