HUNTERS®

HERE TO GET *you* THERE



York Road

Kirton Lindsey, Gainsborough, DN21 4PS

Offers Over £400,000

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Council Tax: C





22 York Road

Kirton Lindsey, Gainsborough, DN21 4PS

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Front
0'0" x 0'0" (0 x 0)
Stunning front to the home, with a gravel area sitting adjacent to the driveway, offering off road parking.

LOUNGE
20'6" x 11'10" (6.25 x 3.61)
Neutrally decorated, generously sized lounge, with character coving and an attractive bay window to allow for ample light into the room.

Garden
0'0" x 0'0" (0 x 0)
Large garden to the rear of the home, which is predominantly laid to lawn and decked seating area. The garden is surrounded with fencing, offering privacy to the area.

KITCHEN
32'11" x 20'4" (10.04 x 6.21)
Generous, open plan kitchen / diner, offering a great space for family gatherings / entertaining. The kitchen has ample wall and floor units for storage and benefits from an integral oven, hob, extraction fan and a breakfast bar.

Utility Room
10'7" x 16'10" (3.22 x 5.13)
Handy, good sized utility room with ample fitted storage and plumbing for white goods.

Gym / Further Bedroom
9'3" x 17'3" (2.82 x 5.26)
This extended room offers a versatile area - currently being used as a home gym - but could be a home office or further bedroom, depending on requirements.

Ground Floor Bathroom
6'11" x 4'5" (2.1 x 1.35)
Modern ground floor bathroom, with walk in shower.

Master Bedroom
15'9" x 11'5" (4.81 x 3.47)
Beautifully decorated, opulent master bedroom, with a raised en-suite area, with roll top bath. The bedroom itself benefits from ample fitted storage.

En-Suite
11'4" x 8'0" (3.46 x 2.45)
Raised, open plan en-suite bathroom, with free standing bath.

BEDROOM 2
11'10" x 13'0" (3.6 x 3.95)
Neutrally decorated, double bedroom to the rear aspect with fitted wardrobes.

BEDROOM 3
11'10" x 10'11" (3.6 x 3.32)
Good sized double bedroom to the rear aspect, with fitted wardrobes.

BEDROOM 4
11'10" x 7'11" (3.6 x 2.42)
Neutrally decorated, good sized bedroom.

BATHROOM
9'9" x 7'0" (2.96 x 2.13)
Modern, fully tiled family bathroom, with neutral white suite, benefiting from a whirlpool bath and large walk in shower.

Beautifully Presented & Immaculate Family Home Backing onto Open Fields – Kirton Lindsey
This stunning and spacious family home backs onto open fields with no planning applications for development, offering peace, privacy, and uninterrupted views. Finished to an exceptional standard throughout, it provides versatile accommodation ideal for modern family living.

The ground floor comprises a stylish open-plan kitchen/diner, a generous lounge, a good-sized utility room, a modern shower room, and a large gym area which could also serve as an additional bedroom.

Upstairs, the opulent master suite features a raised en-suite area, accompanied by three further double bedrooms and a contemporary family bathroom.

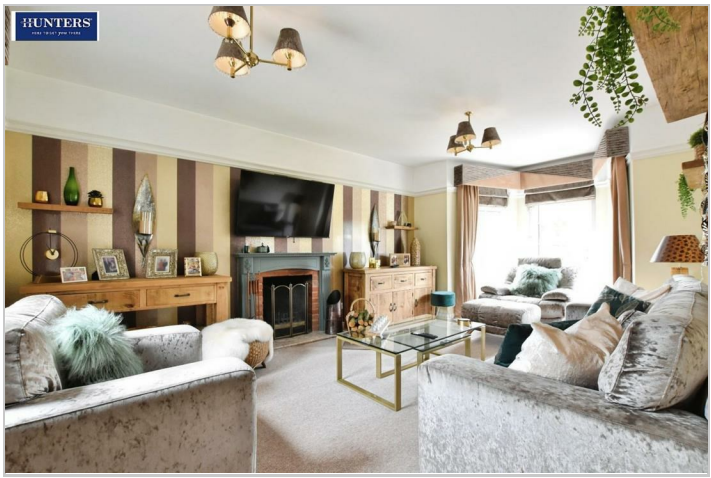
Externally, the property offers a gravelled frontage providing off-road parking. To the rear is a large, private garden mainly laid to lawn, with a decked seating area, additional off-road parking, rear access, and a garage.

Further benefits include oil-fired central heating and double glazing.

Located in a quiet position within the charming town of Kirton Lindsey, the property is close to well-regarded schools, local amenities, and bus routes. The town also offers independent shops and eateries, with convenient access to both Scunthorpe and Lincoln for a wider range of facilities.

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.









Road Map



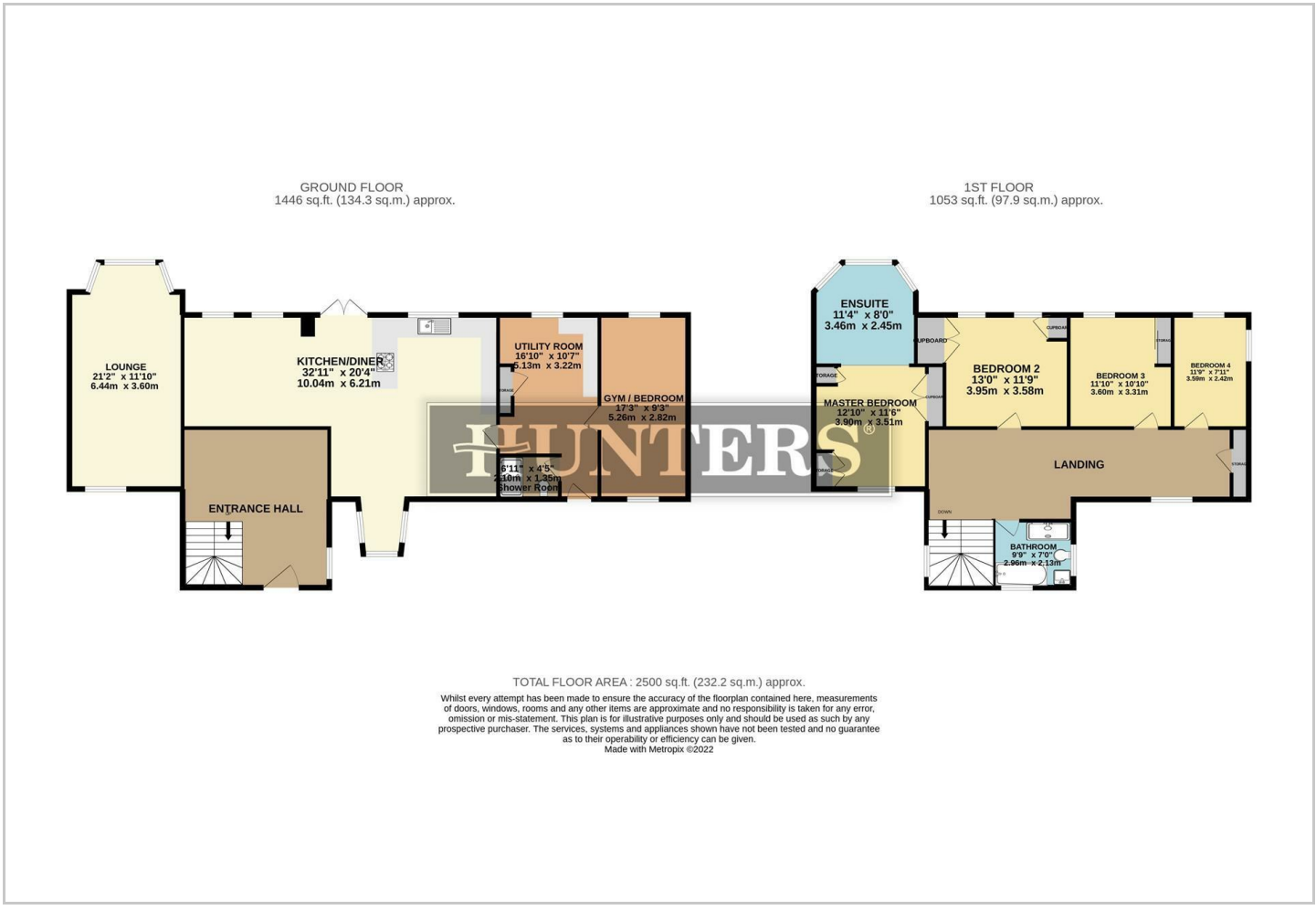
Hybrid Map



Terrain Map



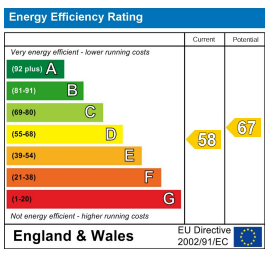
Floor Plan

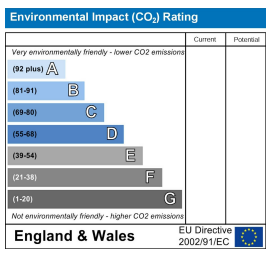


Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

241-243 Ashby High Street, Scunthorpe, DN16 2SQ
Tel: 01724 700000 Email: scunthorpe@hunters.com https://www.hunters.com