



# *Kirton Park*

## *Kirton*



Offers in the Region Of £190,000

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Village Location, Offered  
For Sale With No Upward  
Chain!!....







*Kirton Park*







# *Welcome*

Sit within the picturesque Village of Kirton this Dorma bungalow is one not to be missed. Internally the property benefits from open plan lounge/diner, kitchen, two bedrooms and family bathroom to the ground floor with the first floor boasting a further bedroom, reception room and dressing room. Externally the bungalow sits on a good sized plot with gardens to both the front and area with the additional advantage of a detached garage with off road parking. Viewing is a must to appreciate the potential this spacious property has to offer.



# Step inside...

## **Rear Entrance Hall**

Accessed through a uPVC door to the rear aspect and having laminate flooring, pendant light fitting, wall mounted thermostat and stairs off to the first floor.

## **Inner Hallway**

With carpet flooring and ceiling light fitting.

## **Lounge/Diner** *19' 1" x 34' 9" (5.82m x 10.58m)*

This good sized open plan reception room has an eye catching archway between the rooms and boasts a feature fireplace with wood mantle, tiled hearth and gas fire insert. Patio doors leading to the front garden, four radiators, TV point, three decorative ceiling light fittings, coving to the ceiling, carpet flooring, Bay window to the front aspect in the dining room and built in storage.

## **Kitchen** *13' 2" x 7' 10" (4.01m x 2.40m)*

Fitted with a range of wall and base units having work surfaces over inset with a stainless steel sink, drainer and mixer tap. Additional benefits include an integrated electric oven and hob with extractor hood over, space and plumbing for a washing machine, dishwasher and upright fridge freezer. Part tiled walls, ceiling spotlights, French doors to the rear garden and tiled flooring.

## **Master Bedroom** *10' 0" x 13' 0" (3.04m x 3.95m)*

With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

## **Bedroom Two** *11' 9" x 9' 11" (3.57m x 3.03m)*

With carpet flooring, uPVC window to the side aspect, radiator, TV point and pendant light fitting.

## **Family Bathroom** *13' 3" x 4' 11" (4.04m x 1.51m)*

Fitted with a four piece suite comprising of a panel bath, shower cubicle with mains fed shower, low flush WC and wash basin set within a vanity unit. Wall mounted vanity unit, shaver point, obscure uPVC window to the rear, part tiled walls, heating towel rail, two ceiling light fittings and tiled flooring.

## **First Floor Landing**

With carpet flooring, ceiling light fitting and storage space in the Eaves.

## **Dressing Room** *5' 8" x 12' 11" (1.72m x 3.93m)*

With carpet flooring, Velux window, ceiling light and storage.

## **Bathroom**

Fitted with a three piece suite comprising of a panel bath, pedestal wash basin and low flush WC. Fully tiled walls and flooring, Velux window, heated towel rail and ceiling light.

## **Reception Room Two** *9' 3" x 10' 0" (2.82m x 3.06m)*

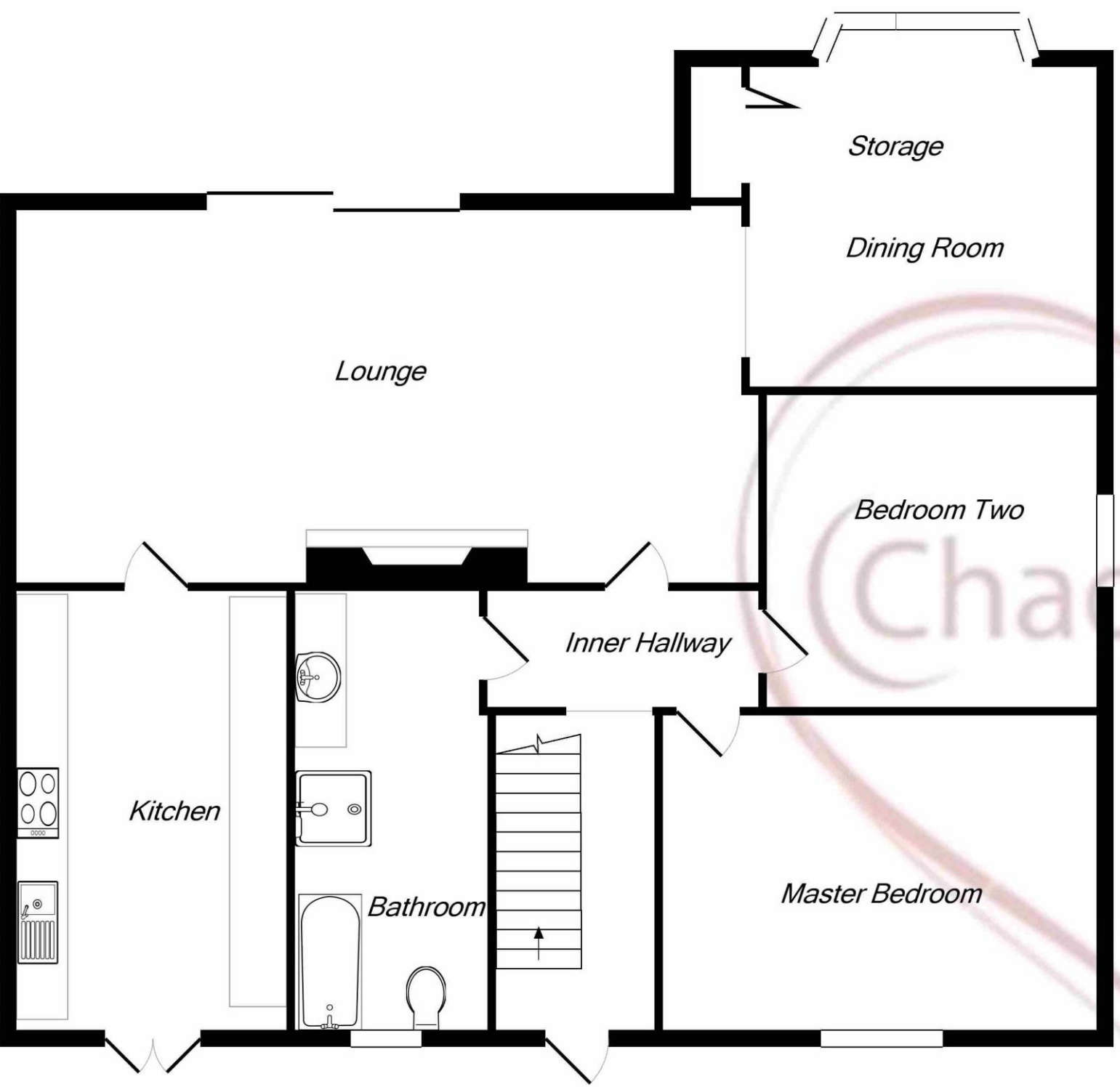
With carpet flooring, Velux windows, Tv point, radiator and ceiling light.

## **Bedroom Three** *9' 3" x 9' 1" (2.82m x 2.77m)*

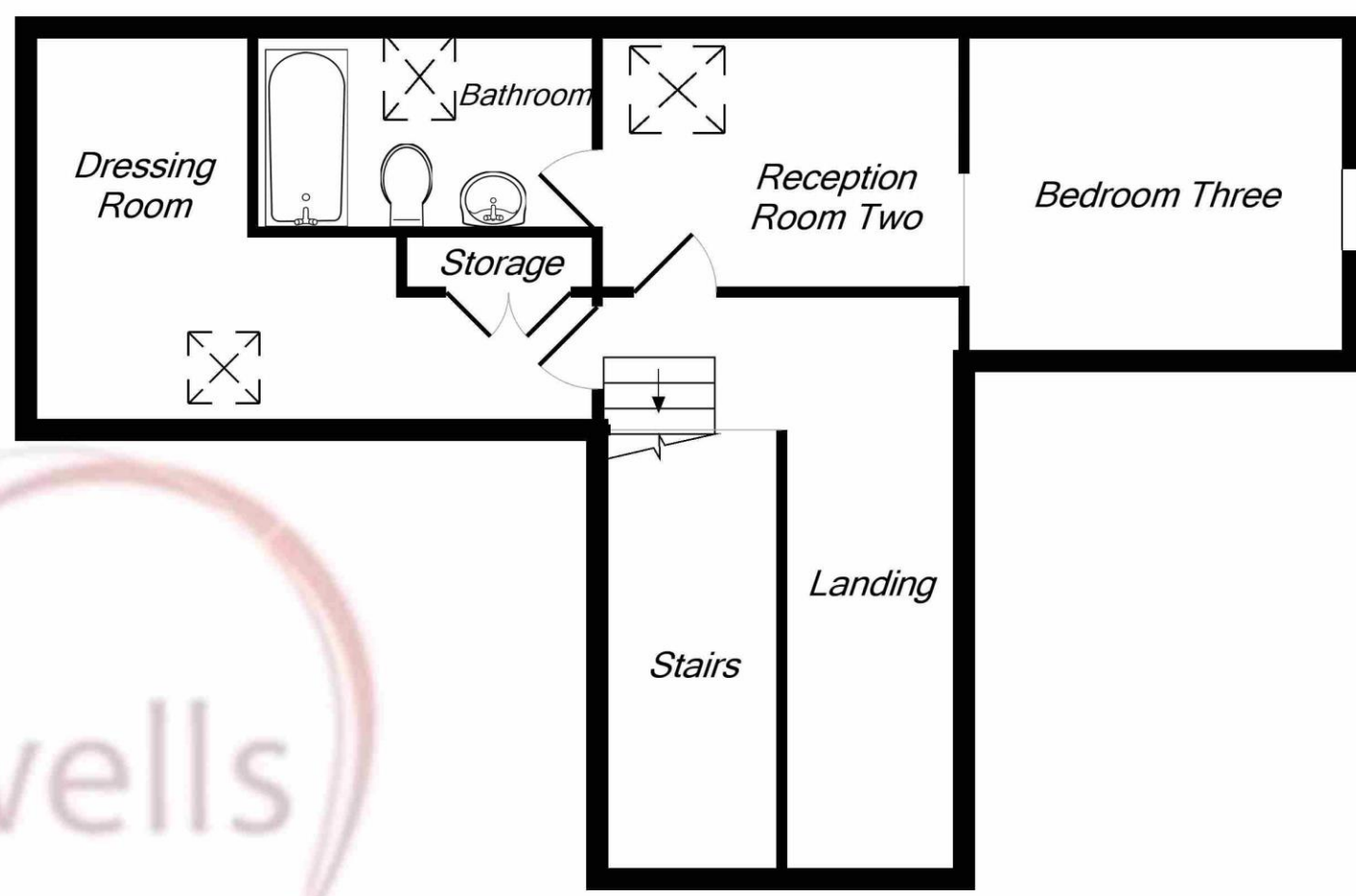
With carpet flooring, uPVC window to the side aspect, radiator, TV point and ceiling light.

## **Externally**

The front of the property is mainly laid to lawn with a fish pond, mature shrubs and a raised seating area. The rear garden is tiered and comprises of a lawn, planted shrubs and a patio to the lower



Ground Floor  
Approx. Floor  
Area 1462 Sq.Ft.  
(135.8 Sq.M.)



1st Floor  
Approx. Floor  
Area 585 Sq.Ft.  
(54.4 Sq.M.)

Total Approx. Floor Area 2048 Sq.Ft. (190.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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