



**29 Traingate, Kirton Lindsey
Lincolnshire DN21 4PQ
£240,000**

Bella Properties bring to the market the fantastic opportunity to purchase this three bedroom detached bungalow in the always popular town of Kirton Lindsey. Found close to Kirtons many local amenities as well as having good access links to nearby Scunthorpe, Lincoln and Gainsborough, this home is certain to have widespread appeal. With huge potential for any buyer to make the property work for them with plenty of multi functional living space, it currently boasts three reception areas and two double bedrooms with the potential to convert the dining room into a third bedroom. Externally, there are low maintenance front and rear gardens and off road parking for multiple cars on a block paved drive. Viewings available now and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, kitchen, dining room/third bedroom, two further double bedrooms and family bathroom. Externally, there are low maintenance front and rear gardens, off road parking leading down the side of the property and storage shed.



Hallway

Entrance into the property is via the front door into the hallway. Carpeted throughout with access to the loft and doors leading to living room, dining room, bedrooms and family bathroom.

Living Room 16'7" x 11'10" (5.06 x 3.63)

Carpeted throughout with central heating radiator and double uPVC doors leading out to the conservatory. Includes feature wood burner inset on tiled hearth with brick surround and wooden mantel.

Conservatory

Carpeted throughout with uPVC windows and uPVC double doors leading outside.

Kitchen 11'7" x 10'11" (3.54 x 3.34)

A variety of base height and wall mounted units with counters and splashbacks. Integrated sink and drainer with mixer tap, double oven, gas hob and overhead extractor. Space and plumbing for white goods. uPVC window to the front of the property and opening leads to the dining area/third bedroom.

Dining Area/Third Bedroom 9'8" x 7'8" (2.95 x 2.36)

Currently used as a dining space but could easily be converted into a third bedroom. Carpeted throughout with central heating radiator and uPVC window to the side of the property.

Bedroom One 11'10" x 10'9" (3.63 x 3.30)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property. Includes built in storage along one wall.

Bedroom Two 11'7" x 8'5" (3.54 x 2.57)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property. Includes built in storage along one wall.

Bathroom 11'10" x 5'10" (3.61 x 1.79)

Four piece suite consisting of toilet, sink, corner bath and separate shower. Part tiled walls and uPVC window to the side of the property.

External

To the front of the property is a low maintenance garden and off road parking on a block paved drive. Wooden gate opens to lead down the side of the property to further off road parking and the rear garden. To the rear is a further garden with block paved patio, a variety of established shrub and plant borders and storage shed.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

