

## *Village & Country*



### **2 EAST CROSS STREET, KIRTON LINDSEY. DN21 4DT**

This is a detached Victorian five bedroom property having been kept in pleasing decorative order throughout. Further updating would make this an outstanding family home; provision for this is reflected in the asking price.

The accommodation comprises; Dining Room, substantial Lounge, Kitchen, Utility, WC/Boiler Room; five Bedrooms and Family Bathroom and separate WC.

There are delightful gardens from the front of the property, around the side and to the rear with well established trees, variety of plants and shrubs and a garden shed; driveway with ample off street parking and double garage.

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## ACCOMMODATION

**DINING ROOM** [18' 5" x 12' 2" (5.61m x 3.71m)] of excellent proportions with uPVC panelled entrance door having decorative glazed inserts. Double glazed leaded bow window overlooking the front garden and double glazed window overlooking the rear; coving, two radiators, small wall cupboard housing the electric consumer unit, carpeted floor, wall lights and power points. Steps leading down to:



*Dining room*

**LOUNGE** [24' 6" x 18' 6" (7.46m x 5.63m)] a lovely bright family size reception room benefitting from two double glazed leaded bow windows overlooking the front garden. Feature stone wall with fitted gas fire set on a raised stone plinth; feature stone pillar, carpeted floor, and power points. Staircase up to first floor.



*Lounge*

**KITCHEN** [12' x 12' (3.65m x 3.65m)] an excellent well proportioned family kitchen with fully fitted base and eye level units, bull nose work surfaces and inset one and half bowl sink unit with mixer tap and tiling to at least dado rail height. Inset four ring Whirlpool gas hob to surface, oven below and cooker hood above. Built in Zanussi dishwasher, fridge and freezer; radiator, tiled floor, fluorescent lighting strip

and power points. Open doorway through to utility room and downstairs WC.



*Kitchen*

**UTILITY/LOBBY AREA** [7' x 6' (2.13m x 1.83m)] having double glazed window overlooking the driveway; providing useful additional space for further white goods, plumbing for washing machine, fluorescent lighting strip, vinyl floor covering and power points. uPVC external door to the driveway and double garage.

**WC/BOILER ROOM** [6' x 4' 9" (1.83m x 1.45m)] having double glazed window to the side elevation; low level WC and wash hand basin. Free standing Potterton gas central heating boiler, central heating control, light fitting and vinyl floor covering.

**FIRST FLOOR - LANDING** having double glazed window overlooking the rear garden; radiator and carpeted floor.

**MASTER BEDROOM/1** [12' 4" x 12' 1" (3.76m x 3.68m)] having double glazed leaded light window overlooking the front garden; sloping ceiling, carpeted floor, built in linen box with lid, light fitting, radiator and power points.



*Master bedroom*

**GUEST BEDROOM/ 2** [12' 4" x 12' 2 max (3.76m x 3.71m)] having double glazed leaded light window overlooking the front garden; sloping ceiling, carpeted floor, radiator, light fitting and power points.

**BEDROOM 5** [9' 2" x 5' 11" (2.79m x 1.80m)] having double glazed window overlooking the rear garden; sloping ceiling, carpeted floor, radiator, light fitting and power points.

Separate carpeted stairs; built in airing cupboard housing the hot water cylinder and shelving.

**BEDROOM 3** [12' 4" x 12' 1" (3.76m x 3.68m)] having double glazed window overlooking the front garden; sloping ceiling, carpeted floor, light fitting and power points.

**BEDROOM 4** [12' 1" x 8' 11" max (3.68m x 2.72m)] having double glazed window overlooking the front garden, sloping ceiling, carpeted floor, light fitting and power points.

**BATHROOM** [8' 7" x 7' 5" max (2.61m x 2.26m)] having double glazed window overlooking the rear garden; fitted suite comprising bath with Triton T90 shower over and glazed side screen and tiling to full height; fitted base unit with louvre doors to one wall having inset wash hand basin and tiling to at least dado rail height. Fitted wall mirrors, carpeted floor, light fitting, shaver socket, radiator and fluorescent lighting strip.



Bathroom

## OUTSIDE

The property is approached through a wrought iron gate and concrete footpath leading to the main entrance door. There is an outside light fitting and a large variety of shrubs and flowering plants to either side of the path, outside water tap and paved steps leading down to the side and rear gardens. A stone chip/gravel driveway provides ample off street

parking and access to the **DOUBLE GARAGE** having two up and over doors, side entrance door, single glazed window to the side wall, light fitting and shelving.



Gardens

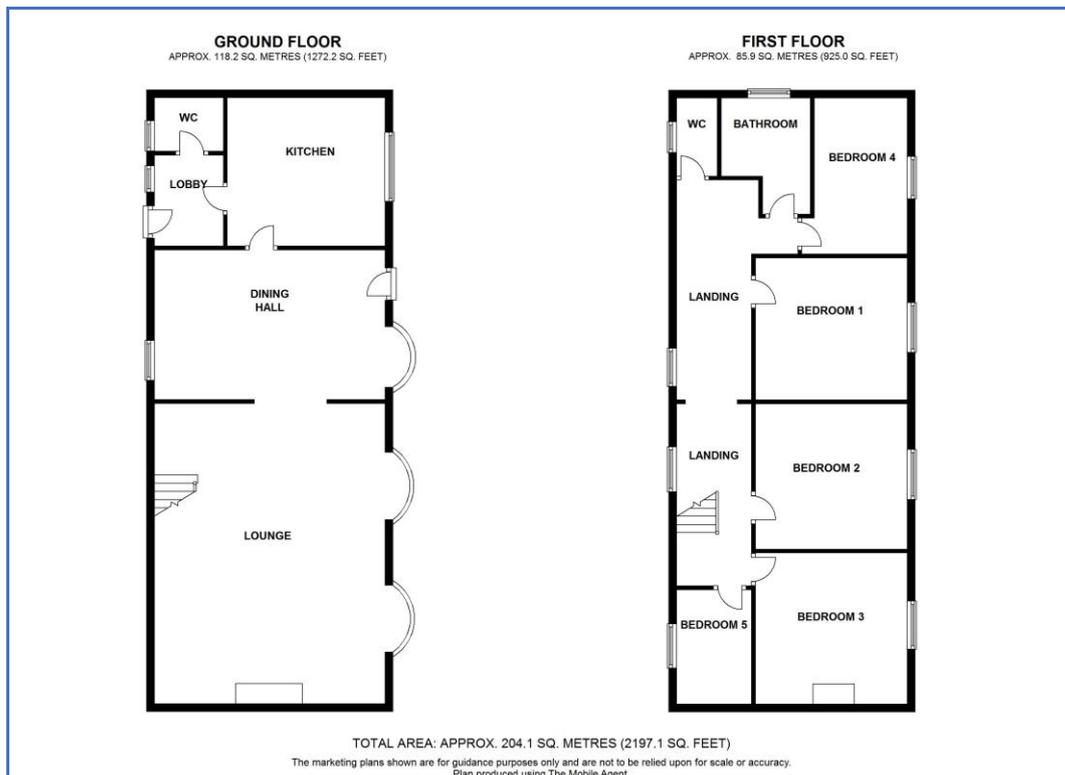
The gardens are mainly laid to lawn with a wide variety of trees including fruit trees and well established trees set to the boundaries. The garden has a slight slope; a wooden garden shed and an additional seating area.



Garden

## ENERGY PERFORMANCE RATING: E





**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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Brochure printed 8.9.14

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