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**THE LONG ROOM, CORNWALL STREET, KIRTON LINDSEY. DN21 4PP**



**Robert Bell & Company, 43 Silver Street, Lincoln, Lincolnshire LN2 1EH**

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### THE LONG ROOM, CORNWALL STREET, KIRTON LINDSEY. DN21 4PP

This is a superb example of a stone built Grade II Listed family home in the village of Kirton Lindsey, a short drive from the town of Gainsborough with its well respected Grammar School and Marshalls Yard shopping centre. The accommodation comprises: spacious Entrance Hall, Sitting Room, Dining Room, Dining Kitchen, Utility Area, Snug, Cloakroom; Master Bedroom with good size En-suite Shower Room, three further Bedrooms and large Family Bathroom. There is a sweeping gravel/stone chip driveway leading round the property and providing access to the double garage.

A delightful landscaped family rear garden having stunning views over the neighbouring village Church having a number of quiet seating areas including a patio/seating area set on block paving, with a block paved pathway leading to an additional seating area. A multitude of established trees, shrubs and flowering plants together with an ornamental pond and water feature with a rockery. There is a summerhouse with shingle roof, wooden playhouse and a pergola. The property has a stone retaining wall to the front and also to the boundaries as appropriate.

**A formal viewing of this delightful family residence is genuinely highly recommended.**  
See the stunning aerial video at <http://vimeo.com/105376200>



## ACCOMMODATION

**RECESSED ENTRANCE** having double glazed side window and solid wood main entrance door leading through to the **SPACIOUS ENTRANCE HALLWAY** having carpeted staircase up to the first floor gallery landing. This generous hallway leads to the sitting room, snug, dining room and the kitchen. Double glazed window overlooking the front elevation, three radiators, carpeted floor, coving, wall light fittings and power points. To one side of the staircase is an under stairs storage/cloaks cupboard providing ample space for coats, boots/shoes etc having a light switch, radiator, carpeted floor, shelving and coat rail.



**CLOAKROOM** having double glazed window to the rear garden; low level WC, vanity unit with inset wash hand basin, radiator and carpeted floor.



*Sitting room*

**SITTING ROOM** [15' 7" x 15' 2" (4.75m x 4.62m)] a lovely bright and comfortable reception room with double glazed deep cilled window to the front elevation and double glazed

French doors providing access to the rear garden. An inset gas fire set on a tiled hearth with Adam style fire surround and tiled cheeks; carpeted floor, two radiators, deep skirting boards, coving, ceiling and wall light fittings and power points.

**SNUG** [11' 6" x 8' 1" (3.50 x 2.46m)] having double glazed deep cilled window overlooking the rear paved seating area; carpeted floor, deep skirting boards, shelving, radiator, light fitting and power points.

**DINING ROOM** [13' 1" x 11' 8" (3.98m x 3.55m)] of excellent proportions providing access to the large conservatory through double glazed double doors. Carpeted floors, coving, deep skirting boards, radiator, ornate ceiling rose, ceiling and wall light points and power points.



*Dining room*



*Dining kitchen*

**DINING KITCHEN** [15' 5" x 13' 3" overall dimensions (4.70m x 4.04m)] **KITCHEN AREA** a delightful family space for the preparation and serving of meals having an abundance of wood fronted base and eye level units, larder units, wine rack and display cabinets. Fitted work surface area with one and half bowl sink unit with mixer tap, four ring gas hob, built in double



oven/grill, dishwasher, fridge, freezer; beamed ceiling with light fittings, tiled splash backs, tiled floor, double glazed windows to both front and rear elevations with a stable door providing access through to the utility area. **DINING AREA** having additional eye level display cabinets, seating area, wall mounted central heating control; radiator, tiled floor and light fitting.

**UTILITY AREA** [8' 2" x 8' (2.49m x 2.44m)] this additional space is provided as an extension to the conservatory, having a double glazed roof and windows; additional base unit with inset stainless steel sink and a washing machine. Tiled floor, power points and double doors through to the:

**CONSERVATORY** [16' 9" x 12' 6" maximum dimensions (5.10m x 3.81m)] L shaped proportions] having double glazed roof and windows with views across the delightful rear gardens; brick base, Velux windows, opening lights and tiled floor.

## FIRST FLOOR

**GALLERY LANDING** a superb area with ornate chandelier (available by separate negotiation), ceiling rose and double glazed windows overlooking the rear garden. Built in airing cupboard with fitted shelves, carpeted floor and two radiators.



*Gallery landing*

**MASTER BEDROOM** [15' 4" x 12' 11" (4.67m x 3.93m)] having a feature arched top window, deep cilled window with seat, double glazed deep cilled window with views across the rear garden. Beamed ceiling, sloping ceiling in part, deep skirting boards, carpeted floor, radiator, light fitting and power points.

**EN-SUITE** [8' 6" x 5' 4" maximum dimensions (2.59m x 1.62m)] having a lovely fitted suite comprising large shower cubicle with mixer shower, low level WC and vanity unit with inset wash hand basin and tiled splash back area. Open shelving, corner unit, wall mounted mirror with light and shaver socket above, corner unit with open shelving, radiator, carpeted floor, light fitting and extractor unit.



*Master bedroom*

**FAMILY BATHROOM** [11' 6" x 7' 6" (3.50m x 2.28m)] a superb bathroom having double glazed window bow style window overlooking the rear garden; with fully fitted suite comprising bath with panelled side, low level WC, pedestal wash hand basin and separate shower cubicle with hinged door and tiling to full height. Sloping ceiling in part, inset arched shelf, dado rail, tiling to dado rail height, carpeted floor, radiator and light fitting.



*Bathroom*

**GUEST BEDROOM 2** [11' 7" x 7' 11" (3.53m x 2.41m)] of good proportions having double glazed deep cilled window to rear garden, minor sloping ceiling, carpeted floor, radiator and power points. Access to roof space.

**BEDROOM 3** [15' 9" x 7' 5" (4.80m x 2.25m)] a good size having a double glazed window overlooking the front elevation; minor sloping ceiling. carpeted floor, radiator, light fitting and power points.

**BEDROOM 4** [15' 9" x 7' 4" (4.80m x 2.23m)] of good proportions having minor sloping ceiling and double glazed window overlooking the rear garden; carpeted floor, radiator,

light fitting and power points.

## OUTSIDE

The property is approached down a sweeping gravel driveway leading round to the central garden area of the property and providing access to the **DOUBLE GARAGE** [19' 6" x 7' 3" (5.94m x 2.21m)] having two wooden up and over doors, storage space above rafters, service door to the front of the property, light fittings and power points. Free standing Ideal Mexico 2 gas central heating boiler, electric consumer unit and gas meter.



The delightful rear garden has stunning views towards the local village church, sweeping gravel drive with block paved edges. There are a number of quiet secluded seating areas including a patio/seating area set on block paving. A block paved pathway leads to an additional seating area. A multitude of established trees, shrubs and flowering plants; summerhouse with cedar shingle roof, wooden playhouse and a pergola. A small ornamental pond and water feature with an accompanying rockery. Steps take you up to a good size lawned area with mature trees and rose bushes. A stone built retaining wall fronts the garden at higher level and to the property boundaries as appropriate.



Floor Plans

**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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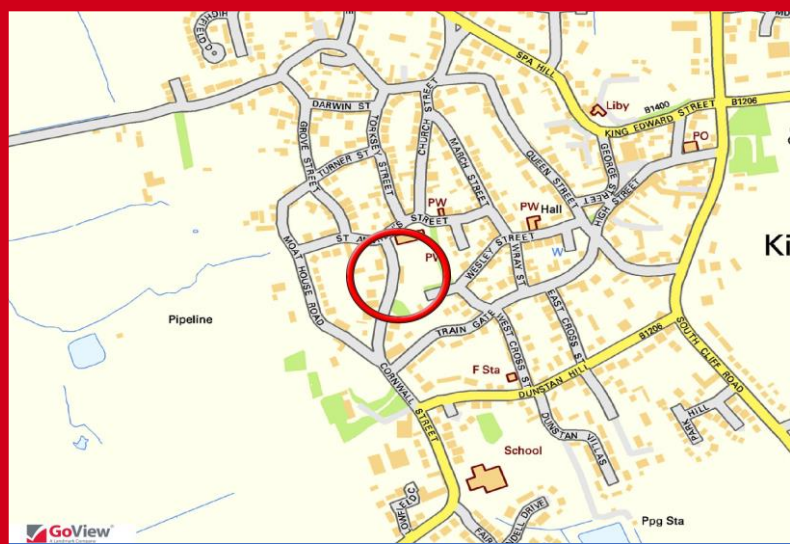
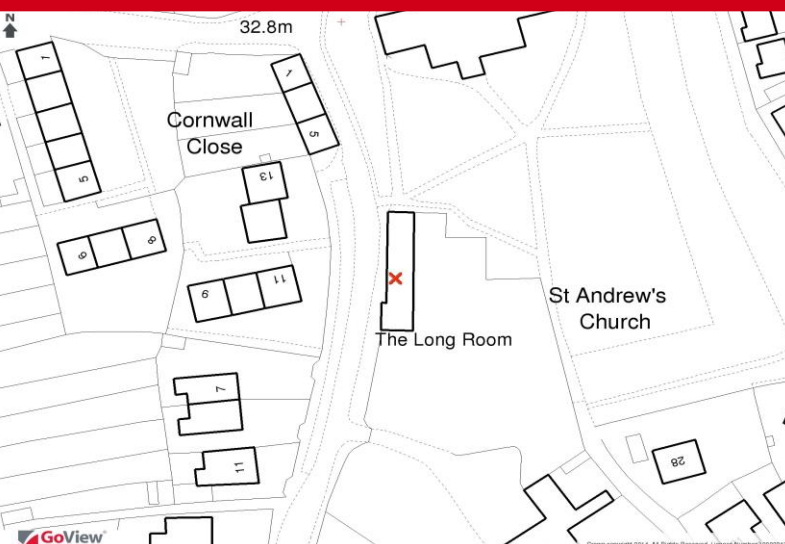
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