



**17 Richdale Avenue, Kirton Lindsey  
Lincolnshire DN21 4BL  
£260,000**

Located in the always popular town of Kirton Lindsey, this three bedroom detached home is brought to the market for sale by Bella Properties. Absolutely immaculately presented throughout by the current owners, this property is sure to have widespread appeal.

The property itself briefly comprises of an entrance porch and hallway, open plan living and dining room, a beautiful, modern kitchen, W/C and games room/office on the ground floor. Upstairs, you will find the landing, all three bedrooms and the family bathroom. Externally, the property benefits from a block paved driveway with off road parking, and a rear garden with both lawn and patio areas ideal for entertaining.

Located close to both Kirton's many local amenities as well as transport links to nearby Scunthorpe and Lincoln, viewings are available now and come highly recommended to appreciate this stunning, family home!



## Hallway

10'11" x 11'3" (3.34 x 3.45)

Entrance to the property is via the front door and into the porch, which then leads to the hallway. Wooden flooring throughout with central heating radiator and uPVC window facing to the front of the property. Doors lead to the kitchen, living room and under stairs storage. Carpeted stairs lead to the first floor accommodation.

## Kitchen

18'8" x 10'3" (5.69 x 3.14)

Entrance from the hallway. A beautiful, modern kitchen unit with a variety of base height and wall mounted integral units with complimentary counters, central island and splashbacks. Wooden flooring throughout with ceiling spotlights. Open plan with the office/games room, internal door leads to the W/C.

## W/C

Entrance from the kitchen, a two piece suite consisting of toilet and sink.

## Lounge/Diner

22'9" x 11'3" (6.95 x 3.45)

Entrance from the hallway, carpeted with coving to the ceiling and two central heating radiators. uPVC window faces to the front and uPVC French doors give access to the rear.

## Office/Games Room

11'3" x 7'4" (3.45 x 2.25)

Open plan with the kitchen, wooden flooring with uPVC window facing to the front of the property.

## Landing

Carpeted with internal doors leading to all three bedrooms and family bathroom.

## Master Bedroom

15'3" x 7'11" (4.67 x 2.42)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Includes internal doors leading to the walk-in wardrobe.

## Bedroom Two

10'6" 12'0" (3.21 3.67)

Carpeted with central heating radiator, built-in wardrobes and uPVC window facing to the front of the property.

## Bedroom Three

11'1" x 6'5" (3.38 x 1.97)

Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

## Bathroom

9'10" x 7'6" (3.0 x 2.29)

Wooden flooring with tiled walls and uPVC window facing to the rear of the property. A four piece suite consisting of corner shower, bathtub, sink with vanity unit and toilet.

## External

To the front of the property is a lawned garden with a block paved driveway offering off road parking. Access to the rear is down the side of the property. The rear garden is partly laid to lawn with a tiled patio area ideal for entertaining. Also included is a wooden shed for storage.

## Disclaimer

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