



2, Fusilier Way

| Kirton Lindsey | DN21 4LJ

£270,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 2

Fusilier Way |  
Kirton Lindsey | DN21 4LJ  
£270,000

Spacious, Modern Detached House in Popular Market Town with many amenities on your doorstep including Primary and Secondary Schooling, Takeaway outlets, The Queen's Head, The George Restaurant Bar, Doctors Surgery, Co-op Food Store, Morrisons Daily, Railway Station and Garden Centre. The historic village gets its name from Kirton from the Old Norse 'kirkja' and Old English 'tun' combined meaning is 'settlement with a Church' and to this day it has a wonderful and thriving village community, it is even believed that Catherine Parr, sixth wife of Henry VII lived here after she married her first husband Sir Edward Burgh.

This is a very well presented home which has gas radiator heating with the warmth being retained by uPVC double glazing. The spacious accommodation comprises on the Ground Floor Reception Hall, Cloakroom, Study, Dining Room (currently used as a Playroom), Living Room, Kitchen/Breakfast Room and Utility Room. On the First Floor there is a Galleried Landing, Four Double Bedrooms, En-Suite Shower Room plus Bathroom. Outside there is a Front Garden, Off Road Parking, Single Garage and Rear Garden.

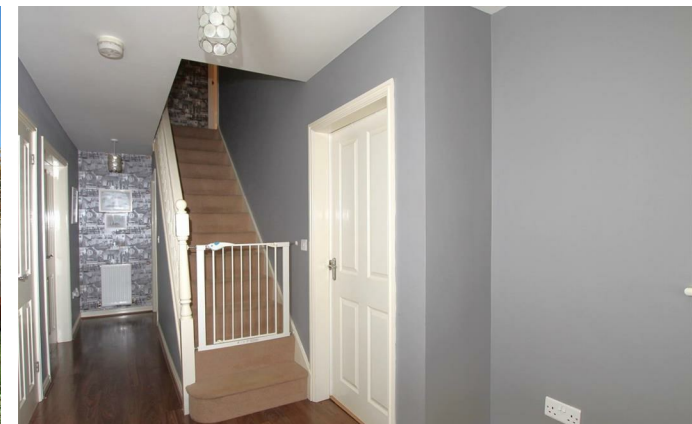
- 'Every-Day' Amenities in Easy Reach
- Historic Market Town
- Spacious and Well Presented
- Kitchen/Breakfast Room
- Three Reception Rooms
- Four Good Sized Bedrooms
- En-Suite Shower plus Bathroom
- Gardens, Parking & Garage

## Spacious Hallway

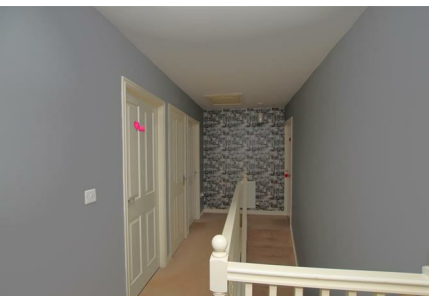
Entered through composite entrance door with double glazed insert. Window to side. Two radiators. Stairs to First Floor. White panel effect doors off. Coat/storage cupboard.

## Cloakroom

White suite of Pedestal Wash Basin. Low Level W.C. Window to side. Radiator. Wood effect floor.







### Study

9'0 x 6'8 (2.74m x 2.03m)

Window to front. Wood effect floor. Radiator.

### Dining or Playroom

8'7 x 10'4 (2.62m x 3.15m)

Dual aspect room with windows to the front and side. Wood effect floor. Double radiator.

### Living Room

16'11 x 11'5 (5.16m x 3.48m)

Electric fire with granite hearth and surround and white mantel. Double glazed, double doors to rear garden to rear. Double radiator.

### Kitchen & Breakfast Room

15'10 x 12'1 (4.83m x 3.68m)

Cream colour, high-gloss finish wall and base units. Wood effect roll top work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Electric oven, gas hob and concealed extractor. Built-in fridge/freezer. Window to front, side and rear. Tiled splashbacks. Wood effect floor. Door to:-

### Utility Room

5'8 x 5'7 (1.73m x 1.70m)

Matching wall and base units, space for washing machine. Gas boiler. Tiled splashbacks Wood effect floor. Coving. Door to Garden.

### Galleried Landing

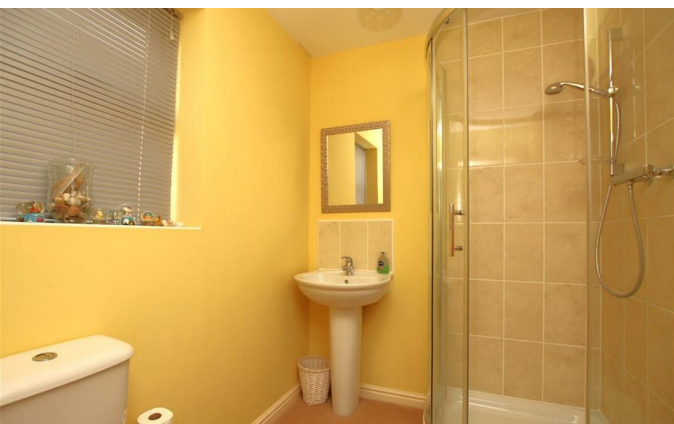
Panel effect doors off. Airing cupboard housing hot water cylinder. Radiator.

### Bedroom One

10'5 x 10'11 plus wardrobes (3.18m x 3.33m plus wardrobes)

Two double and two single wardrobes. Radiator. Window to rear. Door to:-





### En-Suite Shower Room

White suite of Corner Shower Cubicle. Pedestal Wash Basin. Low Level W.C. Tiled to water sensitive areas. Window to rear. Radiator.

### Bedroom Two

11'10 x 10'6 into recess (3.61m x 3.20m into recess)

Window to front. Radiator.

### Bedroom Three

10'6 x 11'8 into recess (3.20m x 3.56m into recess)

Dual aspect room with windows to front and side. Radiator.

### Bedroom Four

8'0 x 11'7 (2.44m x 3.53m)

Radiator. Window to rear.

### Bathroom

White suite of panelled bath having mixer/shower tap attachment. Separate Double Shower Enclosure. Low Level W.C. Wash Hand Basin. Tiling to water sensitive areas. Window to front. Double radiator.

### Front Garden

Lawn. Driveway providing Parking and access to:-

### Single Garage

Up and over door.

### Rear Garden

Gated access to both sides. Lawn. Borders. Patio.

### Additional Information

Tenure: Freehold

Services: All Mains Services are connected

EPC Rating: C

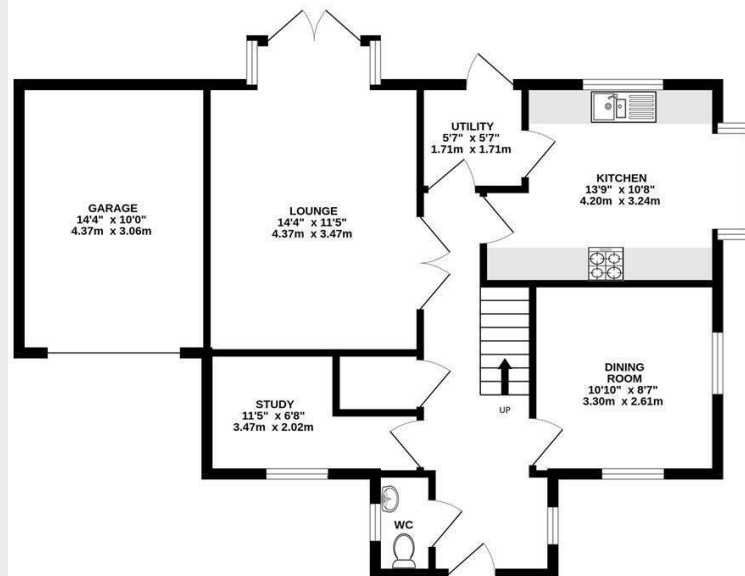
Council Tax Band: E - North Lincolnshire



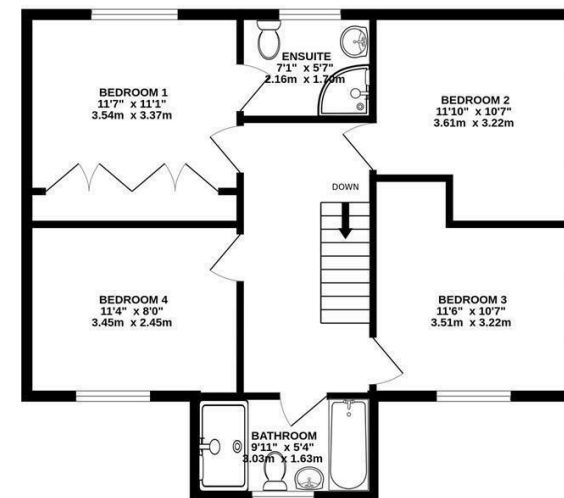




GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### Energy Efficiency Rating

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

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.