



**South Cliff Road, Kirton Lindsey Gainsborough DN21 4HU**

**welcome to**

**South Cliff Road, Kirton Lindsey Gainsborough**

Well-presented three-bedroom semi-detached home in a sought-after Kirton Lindsey location, featuring spacious living accommodation, conservatory, garage, and open field views to the rear.



**Entrance Hall**

Double-glazed front entrance door, double-glazed window, and a radiator.

**Lounge**

Double-glazed window to front aspect, and a radiator.

**Dining Room**

Double-glazed French doors opens into the rear garden, and a radiator.

**Kitchen**

Fitted kitchen with the range of wall and base cupboards, 1½ sink and drainer, work surfaces, plumbing for a washing machine and a dish washer, storage cupboard, radiator, double-glazed window to rear aspect, tiling to the walls, and a door to conservatory.

**Conservatory**

UPVC construction with double-glazed windows, lights, and a radiator.

**Cloakroom**

WC, and a wash hand basin.

**Landing**

Stairs from entrance hall, and a double-glazed window to side aspect.

**Bedroom One**

Double-glazed window to rear aspect, built-in wardrobes, and a radiator.

**Bedroom Two**

Double-glazed window to front aspect, radiator. built-in and fitted wardrobes.

**Bedroom Three**

Double-glazed window to front aspect, and a radiator.

**Bathroom**

Double-glazed window to rear aspect, bath with mixer taps, shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, tiling to the walls, and central heating boiler.

**Front Garden**

Large driveway and magnificent views of the Trent Valley

**Rear Garden**

Low-maintenance rear garden mainly pebbled with patio area, shrub beds, looks onto open fields, and timber fencing forming boundary.

**Outbuilding**

Garage.



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welcome to

## South Cliff Road, Kirton Lindsey Gainsborough

- Three-bedroom semi-detached home
- Lounge and separate dining room
- Spacious front driveway and garage
- Open field views to the rear
- Ideal for families or first-time buyers

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £170,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SCT111682 - 0008

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