

Chadwells

Estate & Letting Agents



Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of this, and any other, are approximate and no responsibility is taken for any errors. The floorplan is not to be used as a guide to the actual dimensions of the property. The floorplan is not to be used as a guide to the actual dimensions of the property. The floorplan is not to be used as a guide to the actual dimensions of the property.

GROUND FLOOR

Entrance Hallway	
Lounge	14' 9" x 12' 11" (4.49m x 3.93m)
Dining Room	14' 10" x 13' 8" (4.52m x 4.16m)
Kitchen	14' 10" x 14' 0" (4.52m x 4.26m)
Wet Room	11' 5" x 5' 0" (3.48m x 1.52m)
First Floor Landing	

FIRST FLOOR

First Floor Landing	
Master Bedroom	14' 4" x 12' 9" (4.37m x 3.88m)
Bedroom Two	13' 6" x 11' 11" (4.11m x 3.63m)
Bathroom	8' 1" x 6' 4" (2.46m x 1.93m)

Main Street, Kirton, NG22 9LP
Monthly Rental Of £950





Chadwells
Estate & Letting Agents

Entrance Hallway

- Accessed through a wooden door to the front aspect and having tiled flooring, ceiling light fitting and uPVC window to the side aspect.

Lounge

- With laminate flooring, central brick fireplace with log burner insert, Bay window to the front aspect, wall light fittings and radiator.

Dining Room

- With laminate flooring, brick exposed fireplace, wall light fittings, radiator and stairs off to the first floor.

Kitchen

- Fitted with a range of grey high gloss base units having work surfaces over inset with a Belfast sink and mixer tap. Integrated appliances include a double oven with five ring gas burner. Space and plumbing for washing machine, exposed ceiling beams, tiled flooring, ceiling light fitting, radiator, uPVC door and window to the rear aspect.

Wet Room

- Fitted with a three piece suite comprising of electric shower, low flush WC and wall mounted hand wash basin. Tiled splash backs, vinyl flooring, obscure uPVC window to the side aspect, radiator, two ceiling light fittings and extractor fan.

First Floor Landing

- Exposed wooden floorboards painted white and pendant light fitting.

Master Bedroom

- With laminate flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Two

- With laminate flooring, uPVC window to the front aspect, built in storage cupboard housing the boiler, radiator and pendant light fitting.

Bathroom

- Fitted with a three piece suite comprising of a freestanding roll top bath, pedestal hand wash basin and low flush WC. Wood flooring, Velux window and ceiling spotlights.

External

- The front of the property is accessed through a wooden gate leading to the driveway with ample off road parking space. There is a gate to the side aspect giving access round to the fully enclosed rear garden which is mainly laid to lawn with two seating areas offering the perfect place to sit back and relax.