



East Cross Street | Kirton Lindsey |

Asking Price: £165,000



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When it comes to  
property it must be

  
lovelle

# THREE BEDROOM SEMI DETACHED HOUSE



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## SUMMARY

- Three Bedrooms
- Entrance Hall
- Kitchen
- Lounge/Diner
- Bathroom
- External Front
- External Rear

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## DESCRIPTION

This is an ideal opportunity to purchase a good sized three bedroom family home in the popular town of Kirton Lindsey. This property is situated in a good location for shops and local primary and secondary schools. The property briefly comprises of Entrance Hall, Kitchen, Lounge/Diner, Three bedrooms and Family Bathroom. There is a driveway for off street parking.

Viewing is recommended to appreciate all this property has to offer.

## LOCATION

Situated in the ever popular town of Kirton Lindsey with its many and varied amenities to include both primary and senior schools of good repute, library, restaurant, public houses, butchers, bakers and local general stores as well as a established garden centre. The town is approximately 10 - 15 minutes away from Brigg, and approximately 15 minutes to Scunthorpe and within easy reach of the A15 to Lincoln , A18, and M180.

## DIRECTIONS

From Lovelle Estate Agency, Wrawby Street, Brigg, Head east on Wrawby St toward Cross St. Wrawby St turns right and becomes Queen St. Turn left onto Bigby Rd, At the roundabout, take the 1st exit onto Wrawby Street/A18. Continue to follow A18. At the roundabout take the 1st exit onto Ancholme Way/A18. go through one roundabout. At the roundabout continue onto Scawby Road/B1206. turn right at Black House Corner onto Brigg Road. Continue onto Church Street. turn right onto Vicarage Lane/B1207. turn left onto Kirton Road/B1398. Continue to follow B1398. Turn right onto Dunstan Hill/B1206. Arrive at East Cross Street and the property is on the right hand side.





## **PARTICULARS OF SALE**

### **Entrance Hall:**

**3.07 x 1.82**

Accessed via a wood framed part obscure glazed door with obscure glazed side panel. Understairs cupboard and central heating radiator

### **Kitchen:**

**3.20 x 2.34**

Wood framed window to the side elevation with part obscure glazed wood framed door giving access to the side of the property. Part tiled with oak effect wall and base units with built in cooker and hood plus electric hob. Space for fridge, freezer and plumbing for washing machine. Dark work surfaces with one and a half bowl resin sink inset.



### **Lounge/Diner:**

**7.03 x 3.12**

Wood framed window to the front elevation and white UPVC double glazed patio doors to the rear elevation. Pale marble effect fire surround and hearth with fire inset. TV and telephone points and central heating radiator.

### **Landing:**

Accessed from the hallway. Wood framed window on the stairs to the side elevation.

### **Master Bedroom:**

**3.62 x 3.09**

Wood framed window to the front elevation. Built in cupboard and central heating radiator.

### **Bedroom Two:**

**3.71 x 3.33**

Wood framed window to the rear elevation. Central heating radiator.

### **Bedroom Three:**

**2.61 x 2.40**

Wood framed window to the front elevation. Central heating radiator.

### **Bathroom:**

**1.95 x 1.83**

White UPVC obscure double glazed window to the side elevation. Fully tiled with white suite comprising of low flush WC, pedestal sink and bath with shower over. Central heating radiator and contemporary wall mounted towel rail.

### **External Front:**

The garden is fronted by a wall and has tiered paving which is surrounded by mature shrubs and trees.

### **External Rear:**

There is a driveway down the side of the property which leads to a paved patio area at the rear and is surrounded by a low wall at one side and wood panelled fencing along the bottom.

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## TENURE

The tenure of this property is Freehold.

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## SERVICES

We have not tested any heating systems, fixtures, appliances or services.

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## MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

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## LOCAL AUTHORITY

This property falls within the geographical area of - .

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 658700.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 658700 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

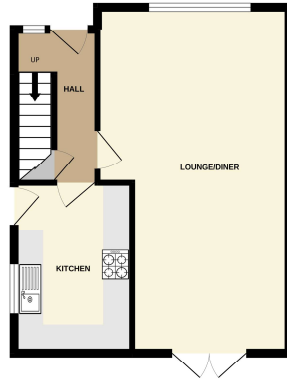
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

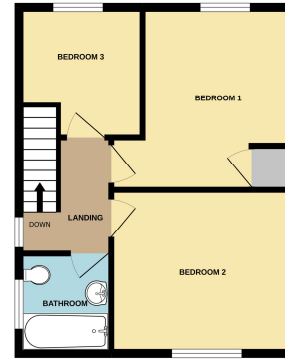
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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.  
Made with Metreplex 03022

## Floorplan

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