



THE FIRSBY BARLEY CLOSE

GAINSBOROUGH, DN21 4FF

£285,000
FREEHOLD

THE FIRSBY' is an elegantly designed four-bedroom family home located in the Windmill Plantation Development, crafted by True Love Homes. This residence offers a range of additional upgrades, including premium kitchen and flooring options. The home is thoughtfully positioned to maximize natural light and space, with high-quality finishes throughout.



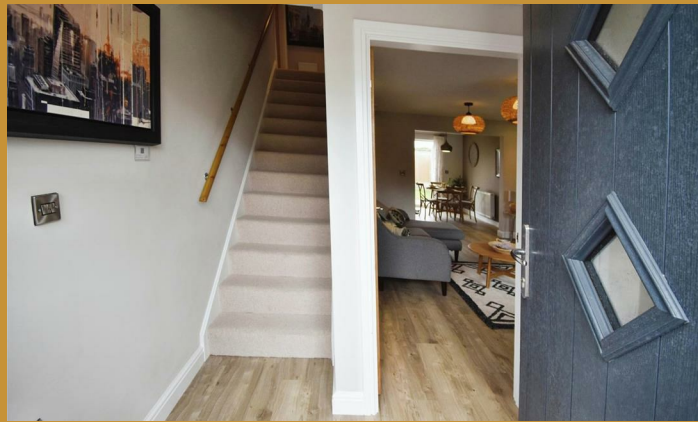
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THE FIRSBY BARLEY CLOSE



FULL DESCRIPTION

Plot 78B 'THE FIRSBY' is an elegantly designed four-bedroom family home located in the Windmill Plantation Development, crafted by True Love Homes. This residence offers a range of additional upgrades, including premium kitchen and flooring options. The home is thoughtfully positioned to maximize natural light and space, with high-quality finishes throughout.

The Windmill Plantation is located within the quiet market town of Kirton in Lindsey. The development will showcase a variety of 4 bedroom homes which have been designed with family life in mind.

Kirton in Lindsey is a stylish market town. Independent shops, pubs and eateries surround Kirton's Market Place and line its High Street. There is a choice of nurseries along with an Ofsted approved 'good' primary school and the secondary school 'Huntcliff' which prides itself on being community driven.

***Please note that the images shown for this home are from the show house and may be subject to change for plot 78B. Additionally, customers may have the option to select their preferred choice of kitchen finishes, tiles, and flooring, depending on the stage of construction.

LIVING ROOM

The living room is a bright and spacious area with a forward-facing orientation, allowing plenty of natural light to flood in. You have the option to choose Amtico flooring, ensuring a stylish finish that complements the room's high specification. This space is designed to be both elegant and comfortable, perfect for relaxation and entertaining.

KITCHEN DINING ROOM

The kitchen truly serves as the heart of this home, featuring a high-end finish with quartz countertops and integrated appliances. Its thoughtful design seamlessly

connects to the dining and family area, creating a perfect space for both cooking and gathering. French doors open out onto the rear garden, allowing for easy indoor-outdoor living and making the space ideal for entertaining or enjoying family time.

UTILITY ROOM

The utility room is well-equipped with ample space and plumbing for both a washing machine and a tumble dryer. It includes storage cupboards and laminate worktops and features an additional access door to the side of the property. This convenient space enhances functionality and organization within the home.

GROUND FLOOR WC

BEDROOM ONE

The principal bedroom is a light and spacious haven, perfect for unwinding after a busy day. This inviting retreat also features a charming ensuite shower room, adding to its luxurious comfort.

EN-SUITE

A well equipped en-suite shower room with a great selection of quality tiles to choose from.

BEDROOM TWO

Another generous double bedroom offers ample space and comfort.

BEDROOM THREE

A versatile room that can serve as either a large single or a cozy small double, providing flexibility to suit your needs.

BEDROOM FOUR

A versatile room that can serve as either a large single or a cozy small double, providing flexibility to suit your needs.

FAMILY BATHROOM

The family bathroom is well-equipped with a bath

featuring an overhead shower, a WC, and a heated towel rail for added convenience. For plots where bathrooms are not yet fitted, there is a great selection of tiles available, allowing you to personalize the space to your taste.

EXTERNAL

This property comes with an attached garage with electric roller shutter door, block paved driveway and lawned rear gardens with a patio area.

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ADDITIONAL INFORMATION

Local Authority –

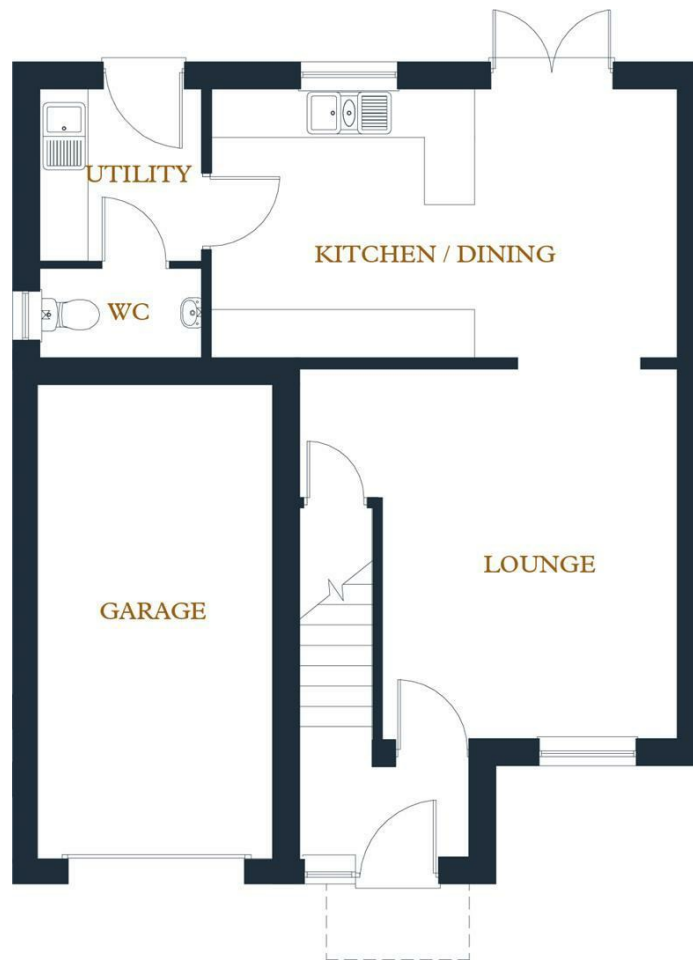
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





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

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

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