









welcome to

Westdale Crescent, Kirton Lindsey Gainsborough

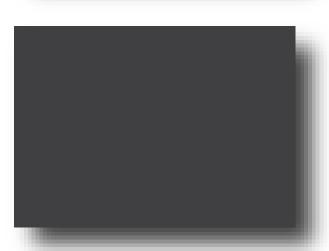
CHAIN FREE! Detached three bedroom family home which offers a driveway and a garage at the front. Located in a sought-after and desirable village. Having heaps of POTENTIAL would make a great family home in this fantastic location! Viewings come highly recommended! This won't be around for long!













Entrance Hall

Front elevation double-glazed door, under stairs cupboard and central heating radiator.

Open Plan Lounge/Dining Room

22¹ 1" x 11¹ 3" (6.73m x 3.43m)

Two double-glazed windows, electric fireplace set in surround, two central heating radiators and flushed style door.

Kitchen

10' 4" x 9' 10" (3.15m x 3.00m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, cooker-hood, plumbing for the washing machine, tiling to the walls, central heating radiator and flushed style door.

Landing

Stairs from entrance hallway, double-glazed window mid staircase.

Bedroom One

15' 3" x 14' 8" eaves present (4.65m x 4.47m eaves present

Front facing double-glazed window, storage cupboard, central heating radiator and flushed style door.

Bedroom Two

12' 2" $max \times 11'$ 3" eaves present ($3.71m \ max \times 3.43m$ eaves present)

Front facing double-glazed window, central heating radiator and flushed style door.

Bedroom Three

11' 3" x 6' 3" eaves present (3.43m x 1.91m eaves present) Rear facing double-glazed window, central heating radiator and flushed style door.

Bathroom

Rear facing double-glazed window, WC, wash hand basin, bath with the shower over, part tiled walls and a storage cupboard.

Garage

Up and over garage door, central heating boiler, power and lights.

Front Garden

Laid to lawn and a driveway leading to the garage.

Rear Garden

Laid to lawn, timber shed and timber fencing forming boundary.





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- NO ONWARD CHAIN!
- Three Bedroom Detached House
- Located in a Sought-After Village
- 22' Open Plan Lounge/Dinner
- Driveway and Integral Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£180,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SCT110944 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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