



Selby Close, Kirton Lindsey Gainsborough DN21 4JF

welcome to

Selby Close, Kirton Lindsey Gainsborough

BRAND NEW 3-bedroom detached home coming soon in Kirton Lindsey. Call now to register your interest and secure your place!



This stunning 3-bedroom detached house, The Brocklesby at Windmill Plantation, offers comfortable and stylish living with a spacious lounge, kitchen diner with French doors opening to the garden, and a practical utility room. The property also includes a WC on the ground floor. Upstairs, the master bedroom boasts an en-suite, while the remaining two bedrooms share a well-appointed family bathroom.

At Windmill Plantation, buyers have the unique opportunity to design their dream kitchen with options from The Lincolnshire Kitchen Company, a highly regarded local company. Choose from a wide range of high-quality finishes to suit your personal style. In addition, buyers are also offered a choice of flooring, carpets, and bathroom tiling throughout the property, ensuring every detail reflects your taste and preference. With these customisable features, Windmill Plantation provides the perfect opportunity to create your dream home.

The Brocklesby benefits from a Mitsubishi air source heat pump for efficient heating and hot water, as well as an EV charger for electric vehicles. These sustainable features help reduce energy use and minimise your carbon footprint.

Entrance Hall

Living Room

17' 5" x 12' * (5.31m x 3.66m *)

Kitchen/Dining Room

11' 1" x 17' 4" * (3.38m x 5.28m *)

Utility Room

4' 4" x 6' 5" * (1.32m x 1.96m *)

Cloakroom

7' 2" * x 6' 5" max (2.18m * x 1.96m max)

Bedroom One

12' x 10' 4" * (3.66m x 3.15m *)

En-Suite

6' 10" x 6' 8" * (2.08m x 2.03m *)

Bedroom Two

10' 6" x 10' 8" (3.20m x 3.25m)

Bedroom Three

6' 9" x 8' 5" * (2.06m x 2.57m *)

Bathroom

10' 9" x 6' 7" * (3.28m x 2.01m *)

Rear Garden

* Disclaimer

All room measurements have been provided by Truelove Property & Construction Ltd. While every effort has been made to ensure accuracy, we cannot guarantee that the measurements are exact. They are for guidance only, and William H Brown Estate Agency accepts no liability for any errors, omissions, or misstatements. Buyers are advised to verify dimensions independently before making any decisions.



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welcome to Selby Close

- 3 Bedroom Detached House
- Customisable Kitchen Options from The Lincolnshire Kitchen Company
- Kitchen Diner with French Doors to Garden
- Utility Room
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: Exempt

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT111041



Property Ref:
SCT111041 - 0008

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