



Selby Close, Kirton In Lindsey Gainsborough DN21 4JF

welcome to

Selby Close, Kirton In Lindsey Gainsborough

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



This stylish 3-bedroom semi-detached home, The Wrawby at Windmill Plantation, offers a spacious and modern living experience. The ground floor features an open-plan kitchen, living, and dining area with French doors leading to the garden, creating a bright and airy space ideal for family life. A practical utility room enhances convenience.

Upstairs, the master bedroom benefits from 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 Wrawby 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.

*Currently under construction with a view to being completed by Spring 2026.

Entrance Hall

Living Room

14' 10" x 22' 3" * (4.52m x 6.78m *)

Kitchen

14' 10" x 22' 3" (4.52m x 6.78m)

Cloakroom

2' 11" x 6' 10" * (0.89m x 2.08m *)

Bedroom One

11' 11" x 9' 6" * (3.63m x 2.90m *)

En-Suite

8' 9" x 11' 2" * (2.67m x 3.40m *)

Bedroom Two

11' 3" x 8' 1" * (3.43m x 2.46m *)

Bedroom Three

9' 8" x 9' 11" * (2.95m x 3.02m *)

Bathroom

9' 8" x 8' 5" max * (2.95m x 2.57m max *)

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 Semi-Detached House
- Bespoke Kitchen Options from The Lincolnshire Kitchen Company
- Open-Plan Kitchen Living Dining Space with French Doors to Garden
- Utility Room
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: Exempt

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT111071 - 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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