



Barnard Meadows, Kirton Lindsey



3



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£185,000

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Key Features

- NO UPWARD CHAIN
- 3 STOREY TOWNHOUSE
- ENCLOSED GARDEN
- RECEPTION PARKING
- EN SUITE SHOWER
- POPULAR LOCATION
- EPC RATING C
- FREEHOLD





Arranged over 3 floors this 3 bedroom modern, centre Townhouse is offered with NO UPWARD CHAIN. Convenient for the town amenities the home includes a 15' Lounge opening to the enclosed rear gardens and a distinctive modern Kitchen overlooking the living space. In addition to the family Bathroom there is a stylish En-suite to the Master Bedroom. A reception drive completes this excellent first family home.

VIRTUAL TOUR

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ENTRANCE HALL

A part glazed door opens to the Hall with laminated floor, radiator, stair to the first floor with cupboard under, spot lights and telephone point.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, tiling to half height and to the floor, radiator and window.

KITCHEN 3.66m x 1.87m (12'0" x 6'1")

Appointed with a range of contemporary gloss grey fronted units with matching tops to include a 1 1/2 bowl stainless steel sink unit with plumbing for an automatic washing machine under, spaces for both an under the counter refrigerator and freezer, inset electric hob with chimney extractor over and oven under, 4 further glazed units at eye level, metro tiling to the splash areas, spot lights, conceal gas fired combination boiler, tiled floor, window, extractor fan and open view to the Lounge.

LOUNGE 4.58m x 3.90m (15'0" x 12'10")

A well lit generous room with a walk-in bay with French doors and windows opening to the rear garden. The room also includes laminated flooring, TV aerial point, radiator, coving and a modern painted fire surround with inset electric fire.

LANDING



Centrally placed with a turned spindle rail, radiator and deep airing cupboard.

BEDROOM 2 3.92m x 3.24m (12'11" x 10'7")

A generous rear facing double room with 2 windows and a radiator.

BEDROOM 3 3.90m x 2.34m (12'10" x 7'8")

A forward facing room with 2 windows and radiator.

BATHROOM 1.97m x 1.88m (6'6" x 6'2")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, tiled to full height on 2 walls, extractor fan, spot lighting, towel radiator and tiled floor.

2ND LANDING

With radiator.

BEDROOM 1 6.71m x 2.87m (22'0" x 9'5")

(Maximum Measurements)

This distinctive dual aspect room features a dormer window to the front and skylight to the rear and is extensively appointed with a range of 5 beech style hanging cupboards together with 4 wardrobes. The room also includes 2 radiators.

EN SUITE 2.08m x 1.77m (6'10" x 5'10")

Appointed with a suite to include a glazed and tiled quadrant shower enclosure, pedestal wash hand basin, a close coupled wc, radiator, tiling to 2 walls and to the floor, sky light, extractor fan, spot lights and eaves storage space.

OUTSIDE

The property is fronted by a reception drive and the enclosed rear gardens is primarily laid to grass with a flagged terrace and walk way. The sides and rear are marked by high panel fencing and there is pedestrian access to the rear of the adjoining properties.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

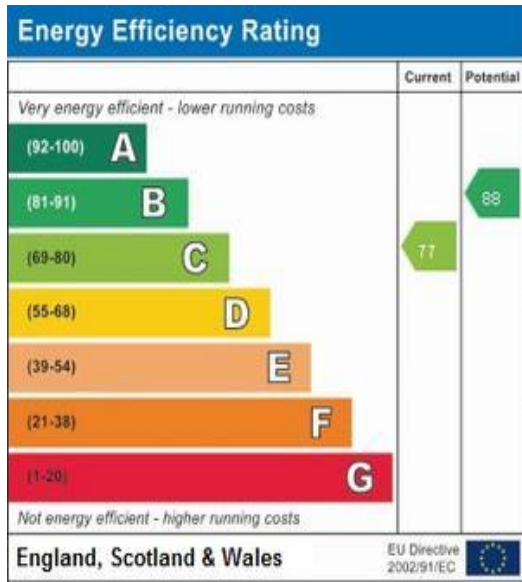
KEY FACTS FOR BUYERS

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14 Barnard F...

