



Church Street, Kirton Lindsey



3



2



1

£169,000



Key Features

- EXCELLENT FIRST HOME
- ENCLOSED GARDEN
- 2 CAR PARKING
- EN SUITE SHOWER
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND B
- EPC RATING C
- FREEHOLD





This generous 3 bedroom modern semi detached house is an ideal first family home in an established and sought after residential area. The 2 car reception area and 2 bathrooms ensures friends and family alike are well catered for. The dining kitchen includes a range of oak style units and the forward facing lounge can easily accommodate a table for more formal socialising and the enclosed rear gardens offer security for both children and pets.

VIRTUAL TOUR

[CLICK HERE](#)



LOUNGE 4.89m x 4.53m (16'0" x 14'11")

A composite door leads to the generous forward facing lounge with space for a dining table if required. The room also includes a modern, wall mounted pebble effect gas fire, 2 radiators and stairs to the first floor.

DINING KITCHEN 4.53m x 2.98m (14'11" x 9'10")

An excellent informal social space linking to the enclosed rear gardens via double glazed French doors and featuring a range of high and low light oak style fronted units with contrasting grey worktops. There is an inset 4 burner stainless steel gas hob with extractor fan over and oven under together with plumbing for an automatic washing machine, space for an upright fridge/freezer and wall mounted gas fired combination boiler. Side access door.(minimum measurements)

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, extractor fan and radiator.

LANDING

Access to the roof space and radiator.

BEDROOM 1 4.05m x 3.57m (13'4" x 11'8")

A forward facing double room with radiator and TV aerial point. (measured in to the door.)

EN SUITE

Appointed with a suite in white to include a glazed and tiled shower enclosure with electric shower, pedestal wash hand basin, close coupled wc, extractor fan and chrome radiator.

BEDROOM 2 2.96m x 2.1m (9'8" x 6'11")

A rear facing double room with radiator.

BEDROOM 3 2.96m x 2.4m (9'8" x 7'11")

A flexible room suited to use as either a bedroom or home office with views to the rear and radiator.

BATHROOM

Appointed with a suite in white to include a panelled bath with mixer shower attachment, pedestal wash hand basin, close coupled wc, radiator and extractor fan.

OUTSIDE

Twin timber gates open to a 2 car block paved parking area with gravel topped side garden which could provide further parking if required. A high timber gate allows access to the enclosed rear garden which features a flagged patio and a neat lawn fringed with red and grey gravel topped side borders. A timber shed completes the home.

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 BAND

We understand that the latest Council Tax banding indicates that the property is a BAND B. 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

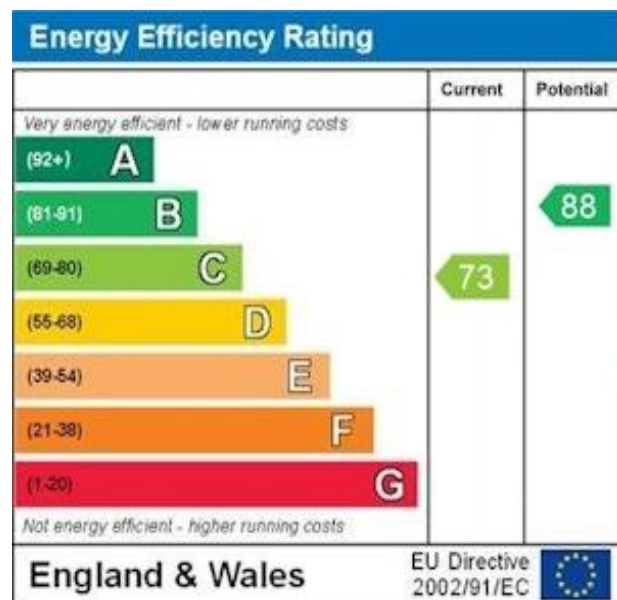
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your



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.







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