



North Cliff Road , Kirton Lindsey



3



1



2

£185,000



Key Features

- NO ONWARD CHAIN
- EXCEPTIONAL VIEWS
- EXCELLENT GARDENS
- CONSERVATORY
- MODERN SHOWER ROOM
- RECEPTION PARKING
- EPC RATING C
- FREEHOLD





Situated on the fringe of the historic town of Kirton Lindsey and enjoying exceptional views this traditional semi detached home is offered with the benefit of no onward chain. The home includes 2 reception rooms together with a conservatory overlooking the surprisingly long rear gardens and a first floor modern shower room serves the 3 bedrooms. An oak style kitchen completes the accommodation. Family and friends alike are well served by the reception parking and there are views both across the Trent valley and towards the Lincolnshire Wolds.

Outstanding first family home.

ENTRANCE 1.37m x 1.26m (4'6" x 4'1")

A Pvcu door opens to the porch with double glazed windows, sloping translucent roof and Pvcu door to hall.

HALL

Centrally placed with stair to the first floor, radiator and steps down to

CLOAK ROOM

With suite in pampas to include a close coupled wc, vanity basin, 1/2 tiled walls and Pvcu double glazed window.

LOUNGE 3.65m x 4.31m (12'0" x 14'1")

Enjoying views across the rear garden and to The Wolds beyond this well lit room includes an oak style fire surround with marbled back and hearth and inset electric fire, radiator and coving.

DINING ROOM 3.36m x 3.61m (11'0" x 11'10")

A forward facing room with Pvcu picture window, coving, radiator and fire surround with inset electric fire. A rounded arch leads to

KITCHEN 2.59m x 3.76m (8'6" x 12'4")

Appointed with a range of high and low oak style units with contrasting tops to include a stainless steel sink unit with cupboards under, space for an automatic washing machine, inset 4 burner gas hob with decorative extractor over, built in double oven with storage over and under, integrated refrigerator, china display cabinets, tile splash areas,, coving, spotlights, Pvcu double glazed windows to 2 aspects and Pvcu door.

CONSERVATORY 2.69m x 3.14m (8'10" x 10'4")

Comprising of Pvcu double glazed panels over brick plinths with hip and pitched glazed roof and French doors to the garden.

LANDING

Access to the roof space.

BEDROOM 1 3.42m x 3.63m (11'2" x 11'11")

(Max measurements) A generous rear facing double room with Pvcu double glazed window enjoying views towards The Wolds, radiator, coving and 3 double wardrobes to one wall.

BEDROOM 2 3.67m x 3.34m (12'0" x 11'0")

A further double room with Pvcu window overlooking the Trent valley, radiator and coving.

BEDROOM 3 2.05m x 2.59m (6'8" x 8'6")

A rear facing room with Pvcu double glazed window, radiator and wall mounted gas fire heating boiler.

SHOWER ROOM

Tiled to full height with suite to include a slimline vanity basin, full width shower enclosure with mains fed shower, chrome radiator and Pvcu double glazed window.

TOILET

Close coupled wc, radiator, coving and Pvcu double glazed window.

OUTSIDE

The property is fronted by a stone wall beyond which there is a neat lawn with ornamental tree. A flagged and shale drive allows for off road parking. Immediately to the rear a flagged





patio overlooks a well tended, surprisingly large rear garden which includes a central lawn with shrub borders, aluminium framed greenhouse, small brick store and further seating area with timber shed

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 A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

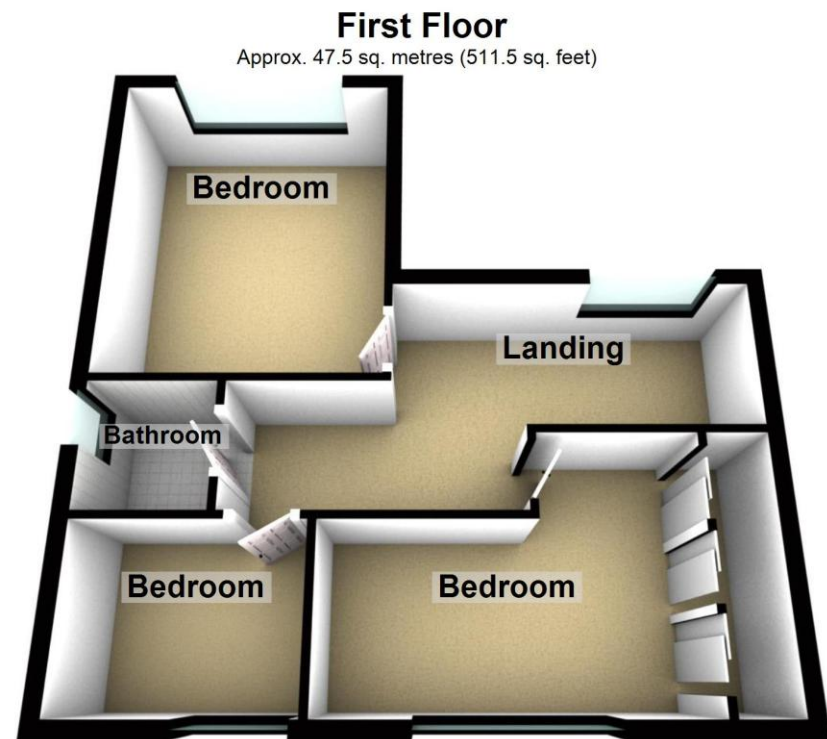
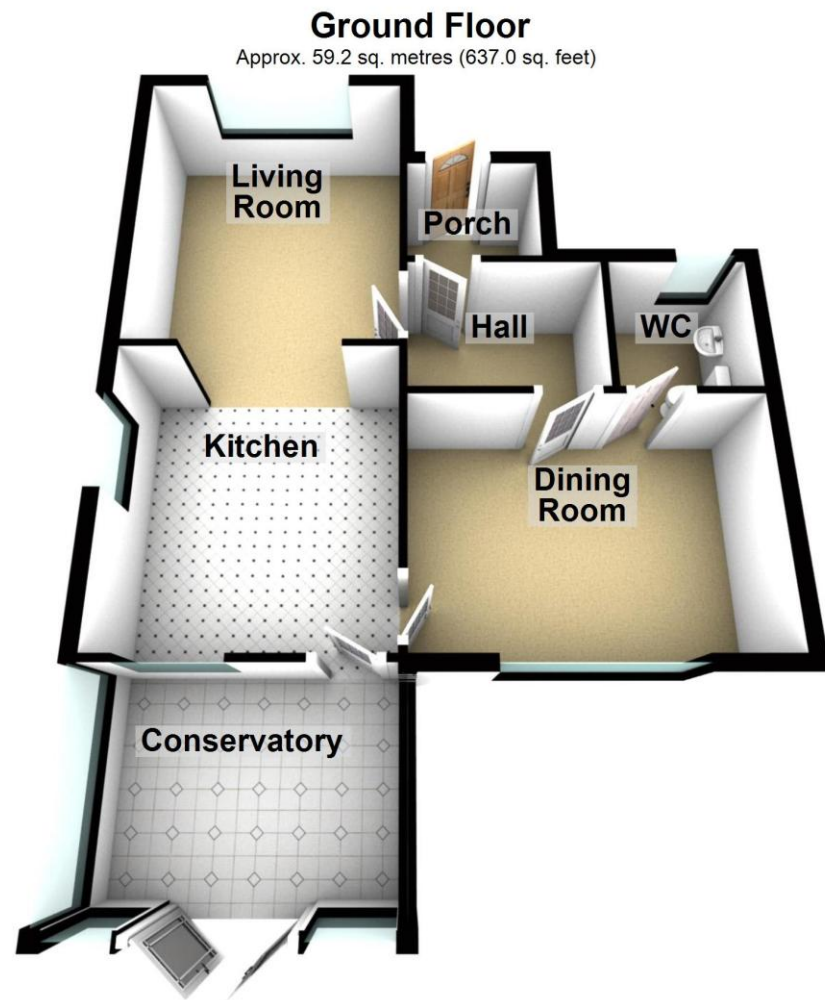
FLOOR PLANS

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.





Total area: approx. 106.7 sq. metres (1148.5 sq. feet)

