



## **58 Thomas Middlecott Drive, Kirton, PE20 1HU**

**£165,000**

Welcome to this delightful three-bedroom semi-detached home ideally situated in Kirton, offering convenient access to a host of amenities. Boasting a prime location, this property presents an excellent opportunity for first-time buyers, savvy investors, or those looking to downsize. Contact Ark for more information.

**Entrance Hall 10'5" x 3'1" (3.18m x 0.96m)**

Double glazed entrance door opening to hallway, skimmed ceiling, radiator, stairs to first floor landing. Doors to WC, kitchen and lounge.

**WC 2'11" x 5'10" (0.89m x 1.79m)**



PVCu double glazed window to front, vinyl floor, radiator. Fitted with a close coupled toilet with push button flush and pedestal wash hand basin with tiled splashback, radiator.

**Lounge 16'5" x 14'5" (5.01m x 4.41m)**



PVCu double glazed window and French doors to rear, skimmed ceiling, two radiators, door to under stairs storage cupboard (1.52m x 0.88m).



**Kitchen/Diner 7'0" x 13'4" (2.14m x 4.08m)**



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, wall mounted electric consumer unit, radiator, PVCu double glazed window to side, tiled floor. Fitted with a matching range of base and eye level units, roll edge worktops with tiled splashback, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring electric hob with integrated oven and grill under, wall mounted mains gas central heating boiler.



**Landing**



**Bedroom Two 10'2" x 7'6" max (3.11m x 2.30 max)**



Skimmed ceiling with loft access, doors to bedrooms and bathroom.



PVCu double glazed window to rear, skimmed ceiling, radiator, double built in wardrobe with shelf and hanging rail.

**Bedroom One 7'10" x 12'4" (2.41m x 3.78m)**



Two PVCu double glazed windows to front, skimmed ceiling, twin radiators, double built in wardrobes with shelf and hanging rail and over stairs storage cupboard.



### Bedroom Three 8'3" x 6'3" (2.52m x 1.93m)



PVCu double glazed window to rear, skimmed ceiling, radiator.

### Bathroom 8'2" x 4'6" (2.50m x 1.39m)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights and extractor fan, radiator, vinyl floor, shaver point, fitted panel bath with chrome mixer tap over and shower attachment, glass shower screen, close coupled toilet with push button flush and pedestal wash hand basin with tiled splashback.

### Outside

The rear garden is enclosed by timber fence with side gated access, patio seating area and outside lighting.

To the front of the property is off road parking for up to two vehicles with further gravel area and footpath leading to the front door.

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: B

HEATING: MAINS GAS CENTRAL HEATING

DRAINAGE: MAINS DRAINAGE

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

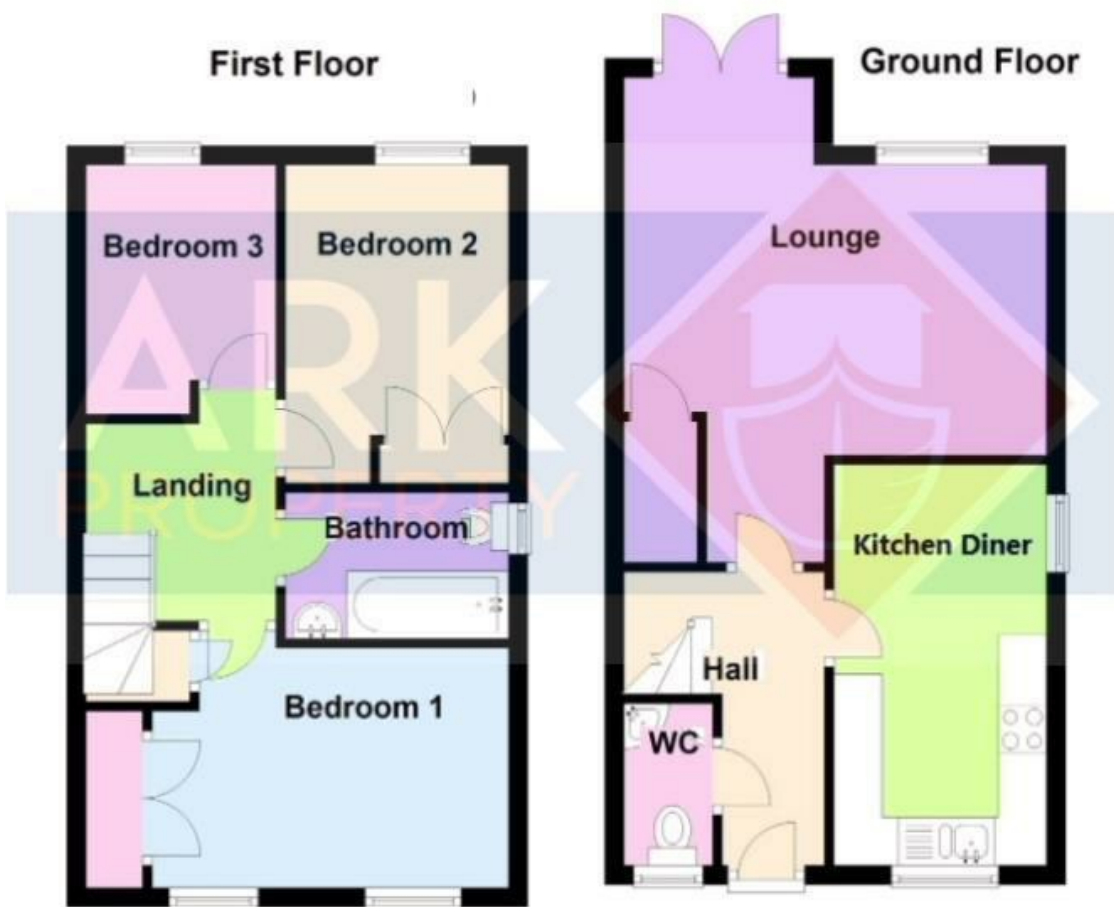
### Property Postcode

For location purposes the postcode of this property is: PE20 1HU.

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

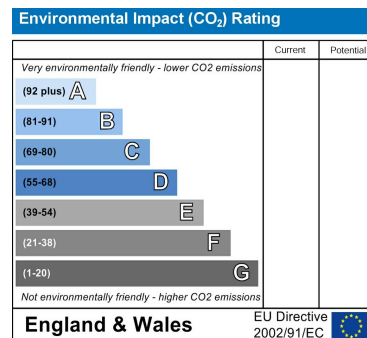
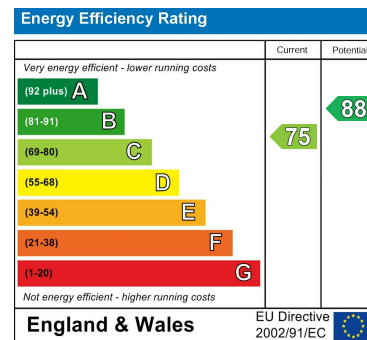
Floor Plan



Area Map



Energy Efficiency Graph



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