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## Garden Village, North Killingholme



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£185,000

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This immaculate semi-detached house in North Killingholme Village features three bedrooms, modern amenities, landscaped gardens, and a convenient location with easy access to the A180, making it perfect for families and first-time buyers.

**Key Features**

- North Killingholme location
- Quiet cul-de-sac position
- Immaculate semi-detached house
- Three spacious bedrooms
- Luxury kitchen, bathroom & cloakroom
- Landscaped gardens
- EPC rating TBC
- Tenure: Freehold





We are thrilled to bring to market this immaculate semi-detached house, a rare find in the well established location of North Killingholme Village. Nestled in a quiet cul-de-sac position, this property offers easy access to the A180 making it an ideal choice for professionals, families and first-time buyers alike.

Upon entering, you are greeted by a welcoming hall accessed through a composite entrance door. This space also houses a return staircase to the first floor and a handy storage cupboard beneath. Off the hall, you will find a luxury cloakroom equipped with a WC and sink with vanity unit, demonstrating the high level of presentation evident throughout the property.

The home boasts three bedrooms, two of which are spacious doubles and the third is a generous single. The master bedroom is particularly impressive, featuring a panelled feature wall and inclusive wardrobes.

The family bathroom is a modern haven, part tiled with a rainfall shower over the bath, a sink with vanity unit, and a WC. This suite is sure to add a touch of luxury to your daily routine.

The heart of the home is the stunning kitchen, complete with base and wall-to-ceiling units, a dishwasher, microwave, oven, hob, and fridge freezer. The under-counter lighting and 1 & 1/4 sink adds a touch of sophistication to the room.

The property has two reception rooms, each presented with an air of style and comfort. The first room serves as a lounge with dining area, featuring a tastefully panelled wall and a sliding door leading to the sunroom. The second reception room, the sunroom, has French doors that open up to the garden, allowing you to easily bring the outside in.

One of this property's many unique features is the oil fired central heating system, complemented by uPVC double glazing. Externally, the property enjoys landscaped gardens to both the front and rear, a large driveway, a garage, and an EV point, ensuring ample parking and outdoor facilities.

With its beautiful presentation and ideal location, this house is an opportunity you won't want to miss. The property offers a blend of comfort, style, and practicality, making it an exceptional home for any discerning buyer. Book a viewing today and see for yourself the unique charm of this semi-detached house.

## Measurements

Lounge/Diner 6.25m X 3.44m

Kitchen 3.14m X 2.86m

Sun Room 2.44m X 3.06m

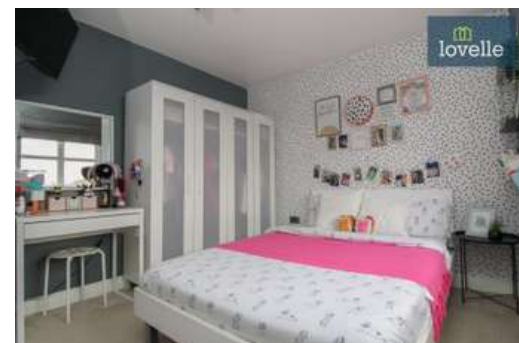
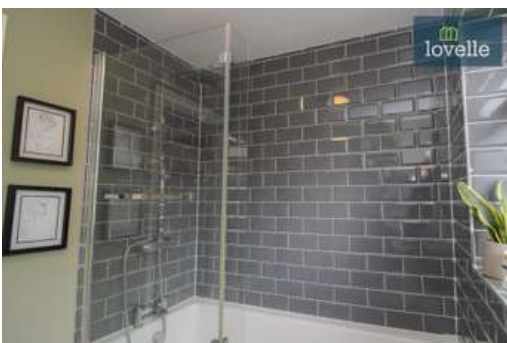
Cloakroom 1.02m X 1.76m

Bedroom 1 3.34m X 3.24m

Bedroom 2 2.93m X 3.22m

Bedroom 3 2.92m X 2.20m

Bathroom 2.17m X 1.70m





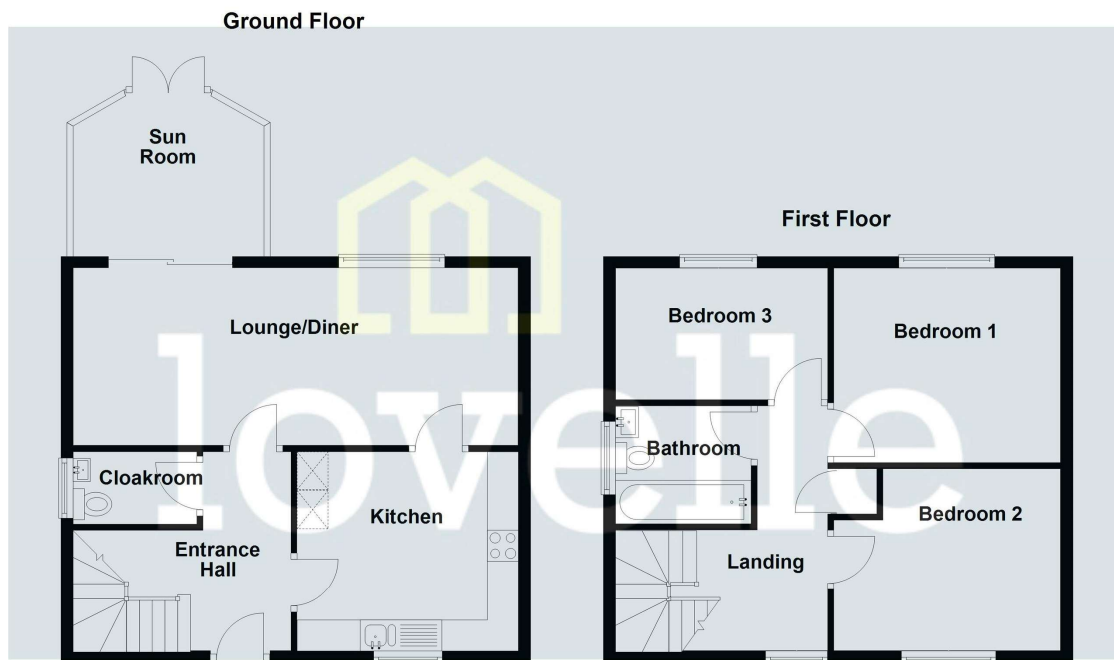
## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

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