



- Cyden Home (4 Years Old)
- End Terrace House
- 3 Bedrooms
- Family Bathroom & Master En-suite

- Downstairs WC
- 17ft1 Kitchen/Diner
- Rear Garden
- Block Paved Parking

Beechcroft Drive, Kirton Lindsey, DN21 4EF,  
£185,000







**3 DOUBLE BEDROOMS! MASTER EN-SUITE & DOWNSTAIRS WC!** This Cyden home in the ever popular market town of Kirton Lindsey is only 4 years old and offers modern accommodation ready to move straight into briefly comprising of 3 double bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, downstairs WC, lounge and kitchen/diner. Outside the property has block paved off street parking for two cars to the front and an enclosed garden to the rear which isn't directly overlooked from the rear aspect. Call today to view! Freehold. Council tax band: C.





## Hall

Having door to the front aspect, radiator and stairs rising to the first floor.

## Downstairs WC

2' 5" x 5' 4" (0.74m x 1.62m)

Having uPVC double glazed window to the side aspect, radiator, wash hand basin, low level WC and ceiling spotlights.

## Lounge

15' 9" x 10' 4" (4.80m x 3.15m)

Having uPVC double glazed window to the front aspect and radiator.

## Kitchen/Diner

17' 1" x 9' 6" (5.20m x 2.89m)

Having uPVC double glazed doors to the rear aspects, uPVC double glazed window to the rear aspect, radiator, boiler (4 years old), wall and base units with work surfaces over, inset sink and drainer unit, ceiling spotlights, oven, hob and extractor, space for fridge/freezer and space for washing machine.

## First Floor Landing

Having uPVC double glazed window to the side aspect, radiator and loft access.

## Bedroom 1

13' 4" max x 11' 7" max (4.06m x 3.53m)

Having uPVC double glazed window to the front aspect, radiator, fitted wardrobes and access to en-suite.

## En-suite

6' 8" x 6' 3" (2.03m x 1.90m)

Having uPVC double glazed window to the front aspect, low level WC, wash hand basin, shower cubicle, heated towel rail and ceiling spotlights.

## Bedroom 2

8' 5" x 8' 4" (2.56m x 2.54m)

Having uPVC double glazed window to the rear aspect and radiator.

## Bedroom 3

9' 1" x 7' 10" (2.77m x 2.39m)

Having uPVC double glazed window to the rear aspect, radiator and fitted wardrobes.

## Bathroom

6' 6" x 5' 2" (1.98m x 1.57m)

Having low level WC, wash hand basin, panelled bath with shower over, heated towel rail and ceiling spotlights.

## Outside Front

Having block paved off street parking for two cars and a gate to the side leading to the rear.

## Outside Rear

The enclosed rear garden is not directly overlooked from the rear aspect and includes a paved patio area and lawned garden.

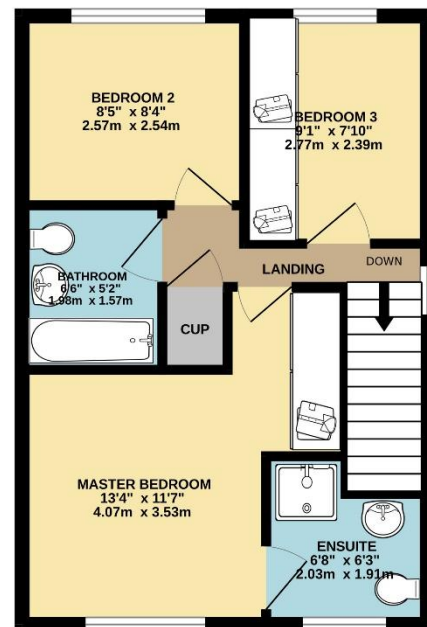
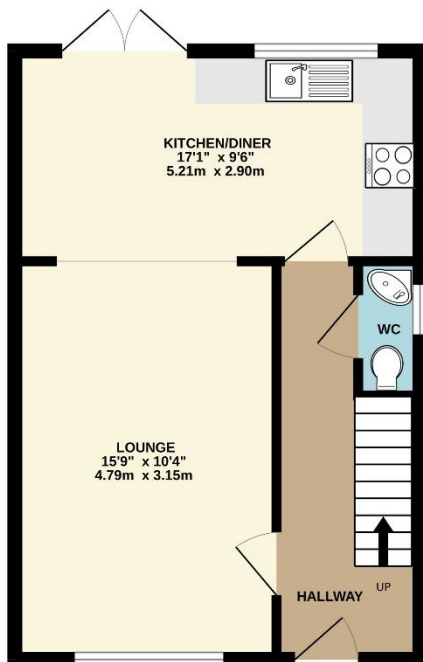






GROUND FLOOR

1ST FLOOR



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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