



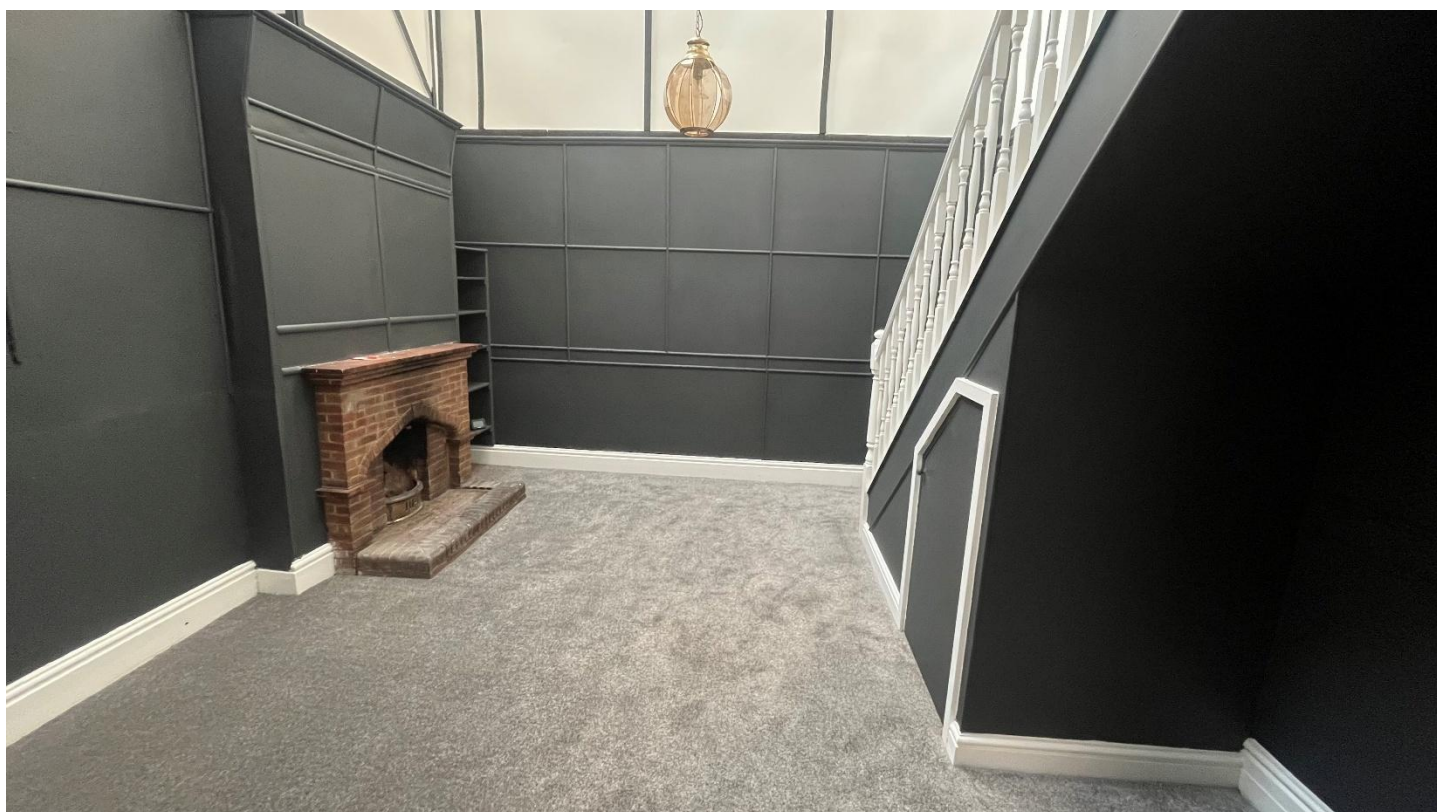
- 2 Bedrooms
- 2 Reception Rooms
- Kitchen
- Large Family Bathroom

- En-Suite to Master Bedroom
- uPVC Double Glazing
- EPC Band D
- Council Tax Band A

High Street, Kirton Lindsey, DN21 4LU,
Monthly Rental Of £850



Ideally situated within close proximity to the local amenities and walking distance to the local primary school. The accommodation comprises of a spacious family bathroom, 2 bedrooms and En-suite to the first floor, whilst downstairs boasts a lounge, dining room and a large kitchen. Outside the property has a shared courtyard. Additional benefits to the property are a gas central heating system, double glazing and new carpets. Holding fee - £196, Deposit - £980.



Kitchen

Having uPVC double glazed door to front elevation, uPVC double glazed windows to the front elevation, radiator, wall and base units with work surfaces over, oven, hob and extractor hood, sink and drainer and vinyl flooring.

Lounge

12' 5" x 25' 5" (3.78m x 7.74m)

Having uPVC double glazed door to front elevation, uPVC double glazed French doors to the front elevation, radiator and new carpets.

Dining Room

14' 0" x 12' 4" (4.26m x 3.76m)

Having uPVC double glazed skylight, radiator, fireplace, new carpets and stairs leading to the first floor.

Hallway

Having stairs leading to ground floor and new carpets.

Bedroom 2

9' 2" x 12' 10" (2.79m x 3.91m)

Having uPVC double glazed windows to front elevation, radiator, and new carpets.

Bathroom

8' 3" x 8' 1" (2.51m x 2.46m)

Having uPVC double glazed window to front elevation, tiled splash backs, wash hand basin, low level WC, built in bath with tiled surround, radiator and vinyl flooring.

Master bedroom

12' 9" x 11' 8 max" (3.88m x 3.55m)

Having uPVC double glazed windows to front elevation, radiator, built in cupboards and new carpets.

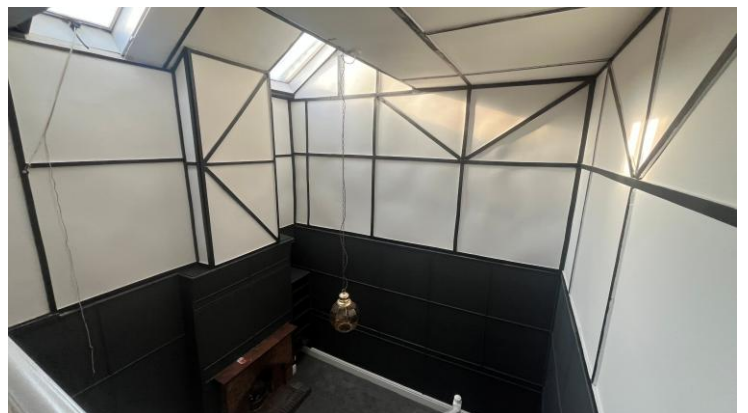
En-suite

9' 4" x 6' 2" (2.84m x 1.88m)

Having uPVC double glazed window to front elevation, tiled splash backs, wash hand basin, low level WC, built in bath with tiled surround, mains shower, radiator and vinyl flooring.

Outside

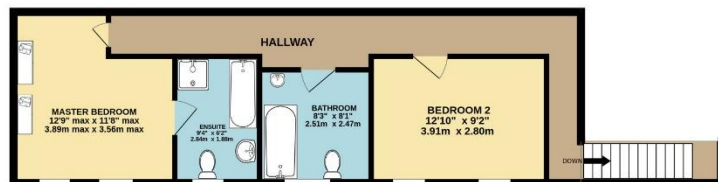
To the front of the property is a paved patio and shared courtyard.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



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Important Information:

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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