





12 BARNARD MEADOWS

KIRTON LINDSEY, DN21 4NZ

£55,000

LEASEHOLD

This is a fantastic opportunity for first-time buyers to take their first step onto the property ladder. We are offering for sale 50% (or 80%) of this well-presented 2-bedroom end-terrace property on Barnard Meadows, in partnership with the local authority.

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DESCRIPTION

This is a fantastic opportunity for first-time buyers to take their first step onto the property ladder. We are offering for sale 50% of this well-presented 3-bedroom end-terrace property on Barnard Meadows, in partnership with the local authority. Alternatively there is also an option to purchase 80% at £95,920. Through this shared ownership scheme, you will pay part rent and part mortgage, with the option to increase your ownership share in the coming years. The ground floor features a modern kitchen, a convenient downstairs WC, and a rear-facing living room with French doors that open onto the garden. Upstairs, the first floor offers two generously sized bedrooms and a family bathroom. The property also benefits from allocated parking at the front and is in move-in-ready condition. Don't miss this excellent opportunity to secure a comfortable and affordable home in a desirable location.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed entrance door with inset patterned glazing, oak style laminate flooring, wall mounted alarmed keypad, a dog legged staircase leading to the first floor accommodation with open spell balustrading and matching newel posts, a wall mounted thermostatic Honeywell control and internal doors allowing access off to;-

DOWNSTAIRS WC

Enjoys a front uPVC double glazed window with frosted glazing, a two piece suite in white comprising a low flush WC and a pedestal corner wash hand basin with tiled splash backs and lino flooring.

KITCHEN

Enjoys a front uPVC double glazed window. The kitchen includes a range of shaker style in a light sky blue low level units, drawer units and wall units with brushed aluminum style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side with tiled splash backs, built in electric Candy oven with matching four ring gas hob and overhead integrated canopied extractor fan with further tiled splash backs, plumbing for an automatic washing machine, space for a tall fridge freezer, a wall mounted Ideal gas boiler, plumbing for a dishwasher and vinyl flooring.

LIVING / DINING ROOM

Enjoys rear French double glazed doors allowing access to the rear garden with adjoining sidelights, continuation of oak style laminate flooring, a built in under the stairs storage cupboard, wall to ceiling coving, TV input, a feature electric effect coal fireplace with projecting marble style hearth with matching backing and decorative surround and mantel and TV input

FIRST FLOOR LANDING

BEDROOM ONE

Enjoys a rear uPVC double glazed window and TV input.

BEDROOM TWO

Enjoys two front uPVC double glazed windows and a built in over the stairs storage cupboard.

BATHROOM

Enjoys a side uPVC double glazed window with frosted glazing, a three piece suite in white comprising a panelled bath with overhead chrome main shower with folding glazed screen, a pedestal wash hand basin and a low flush WC, oak style vinyl flooring, tiled splash backs to the bath enclosure and extractor fan.

EXTERNALLY

To the rear of the property enjoys a manageable enclosed lawned garden with surrounding secure

fencing and a flagged patio seating area with adjoining path which leads to a handy timber built storage shed, further access leads to the side of the property via a secure garden gate and to the front of the property enjoys a tarmac laid driveway providing off street parking and further low maintenance gravelled garden with flagged pathway leading to the front entrance.

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ADDITIONAL INFORMATION

Local Authority –

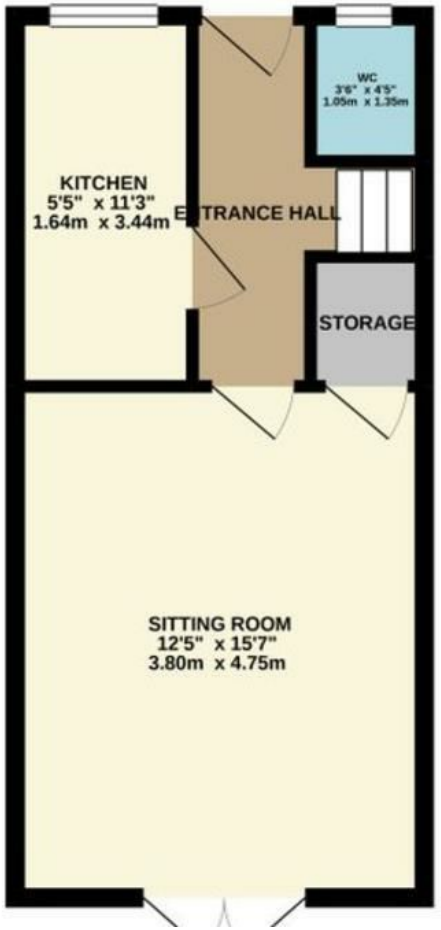
Council Tax – Band

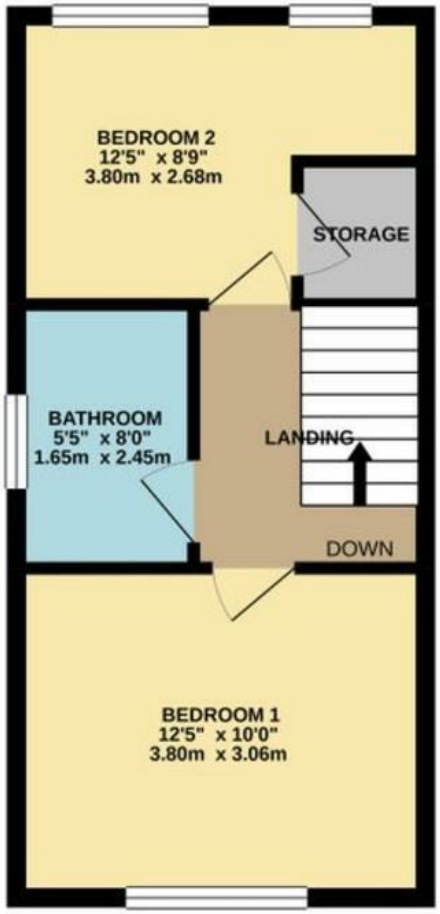
Viewings – By Appointment Only

Floor Area – 667.37 sq ft

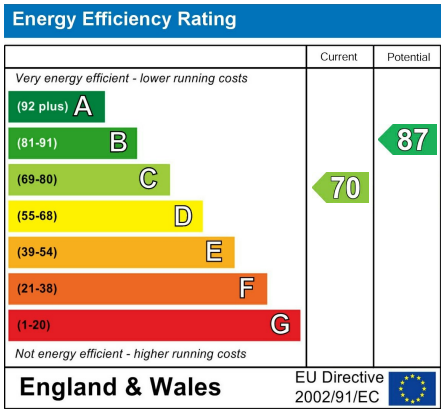
Tenure – Leasehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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