



48 The Maltings, Kirton Lindsey

£189,950 Freehold

AN EXCELLENT MODERN END OF TERRACE HOME · SOUGHT AFTER DEVELOPMENT IN POPULAR TOWNSHIP ·
3 BEDROOMS · OPEN PLAN GROUND FLOOR LIVING · STYLISH FITTED KITCHEN · ATTRACTIVE FAMILY
BATHROOM & GROUND FLOOR WC · PRIVATE ENCLOSED REAR GARDEN · DRIVEWAY FOR TWO VEHICLES ·
SUPERBLY PRESENTED ACCOMMODATION · COUNCIL TAX BAND; B. EPC RATING; B.

Stylish three-bed end terrace in Tudor Reach, Kirton Lindsey. Modern kitchen, open-plan living, driveway for two cars, enclosed garden. Ideal for families or first-time buyers. EPC B.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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Front Entrance Hallway

Includes an attractive front composite entrance door with frosted glazing, a wall mounted electronic thermostatic control for the central heating, a dog legged staircase leads to the first floor accommodation with open spell balustrading, under the stairs storage cupboard and a door leads off to;

Modern Kitchen

10' 6" x 7' 10" (3.20m x 2.40m)

With a front uPVC double glazed window. The kitchen includes a range of turquoise low level units, drawer units and wall units with brushed aluminium style pull handles and matching uprising incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, plumbing for a dishwasher, plumbing for a washing machine, space for a tall fridge freezer, integral Bosch four ring gas hob with matching electric oven and overhead matching extractor fan and a wall mounted Valiant gas modern combi boiler.

Cloakroom

3' 7" x 7' 10" (1.10m x 2.40m)

Has a low flush WC and a pedestal wash hand basin, vinyl flooring and extractor fan.





Lounge/Dining

15' 1" x 11' 10" (4.60m x 3.60m)

With two rear double glazed doors allowing access to the patio area and a side uPVC double glazed window.

First Floor Landing

Has loft access and doors leads off to;

Master Bedroom 1

14' 11" x 8' 4" (4.54m x 2.54m)

With two twin front uPVC double glazed windows.

Rear Bedroom 2

9' 4" x 8' 6" (2.85m x 2.60m)

With a rear uPVC double glazed window.

Rear Bedroom 3

6' 1" x 12' 8" (1.85m x 3.87m)

With a rear uPVC double glazed window.

Family Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

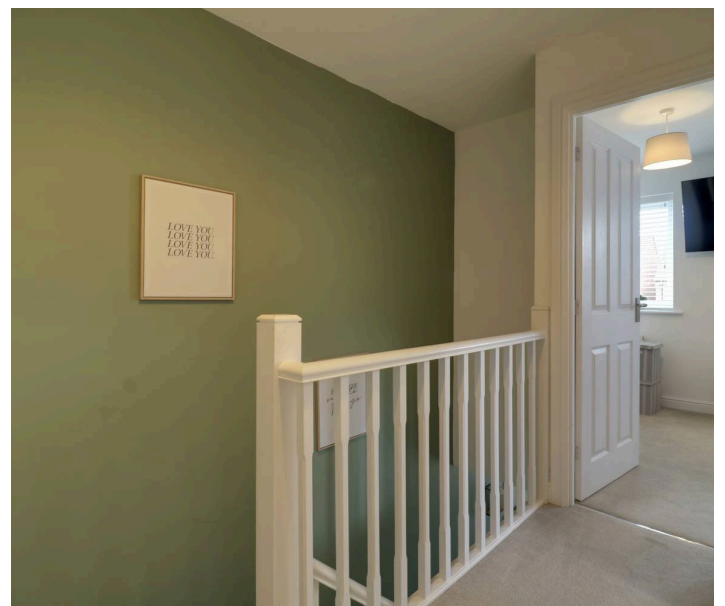
With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a panelled bath with overhead mains shower with glazed screen, a low flush WC and a pedestal wash hand basin with tiled splash back, cushioned flooring, a wall mounted towel heater in white and ceiling spotlights.





Grounds

The property is positioned on the outskirts of the development in a corner position with none overlooked rear views with the garden being low maintenance, principally lawned with flagged patio and secure fencing and a timber storage shed. A side gated access which leads to a driveway which is for two vehicles and pathway allowing access to the front entrance.

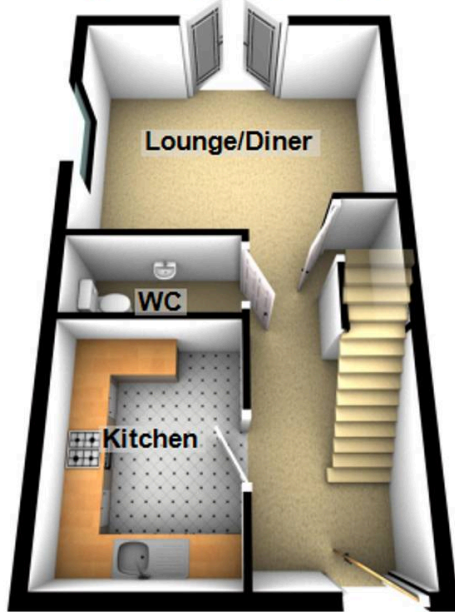






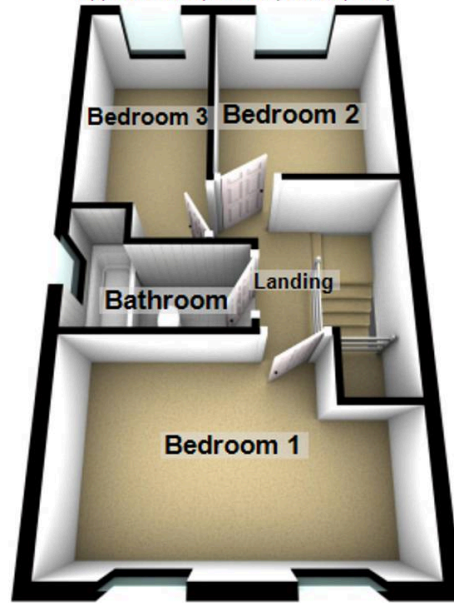
Ground Floor

Approx. 37.1 sq. metres (399.9 sq. feet)



First Floor

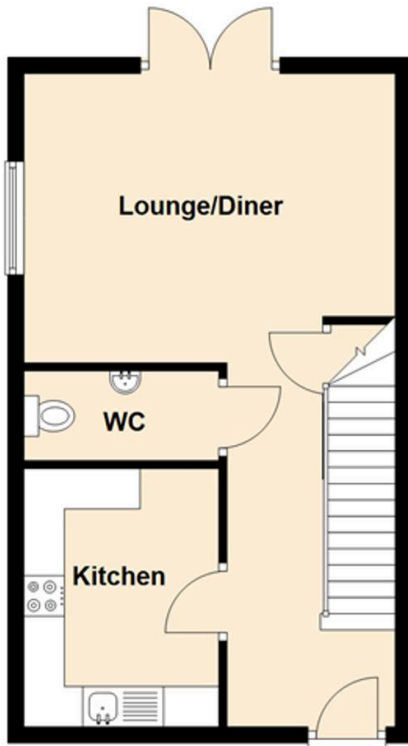
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Total area: approx. 74.3 sq. metres (799.7 sq. feet)

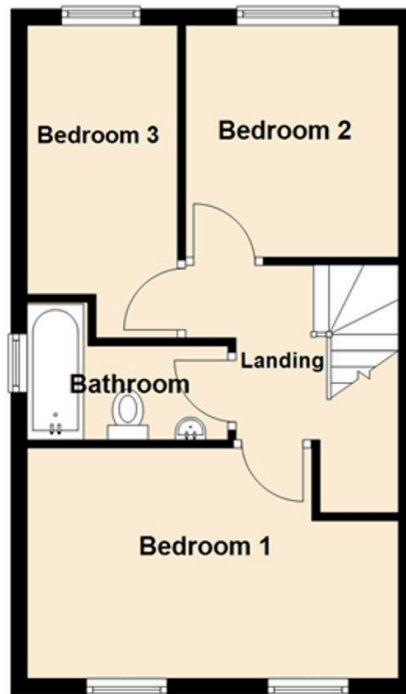
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the family estate agents