



Lincoln Crescent, Kirton Lindsey



£125,000

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## Key Features

- EXCELLENT FIRST HOME
- OVERLOOKS GREEN
- 2 DOUBLE BEDROOMS
- MODERN DINING KITCHEN
- ENCLOSED GARDEN
- DESIGNATED PARKING
- EPC RATING D
- FREEHOLD





Overlooking open space this centre terrace home is an excellent first buyer or investor opportunity. Situated on the edge of historic Kirton Lindsey the well presented home includes a stylish dining kitchen - ideal for family social time - together with a forward facing lounge warmed by a cast iron stove. The 2 double bedrooms are served by a contemporary first floor family bathroom and the home benefits from modern double glazing and electric heating. In addition to the enclosed, secure rear gardens there is a designated parking space which can accommodate 2 cars. Early viewing is strongly advised.

#### ENTRANCE

Composite door to entrance hall with stair to the first floor

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

Overlooking the open space with multi-fuel cast iron stove

#### DINING KITCHEN 5.01m x 2.79m (16'5" x 9'2")

A generous social space appointed with a modern range of dark blue fronted units with contrasting marble tops and including integrated dishwasher, washing machine, oven, electric hob and extractor fan.

#### LANDING

Centrally placed with laddered access to the roof space.

#### BEDROOM 1 4.12m x 3.54m (13'6" x 11'7")

A forward facing double room with walk-in store cupboard.

#### BEDROOM 2 3.05m x 2.82m (10'0" x 9'4")

A further double room with window to the rear aspect and fitted store.

#### BATHROOM 1.83m x 1.78m (6'0" x 5'10")

Appointed with a modern suite to include a close coupled wc, vanity basin and panelled bath with mixer shower and side screen. There is contrasting grey marbled tiling to the splash and shower areas.



#### OUTSIDE

The property is fronted by a neat open plan lawn with views to the communal open green space. The enclosed rear of the garden is ideal for both children and pets and includes a further lawn with gravel topped walkways together with a timber garden shed. There is designated for up to 2 cars in a lay-by adjacent to the property.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

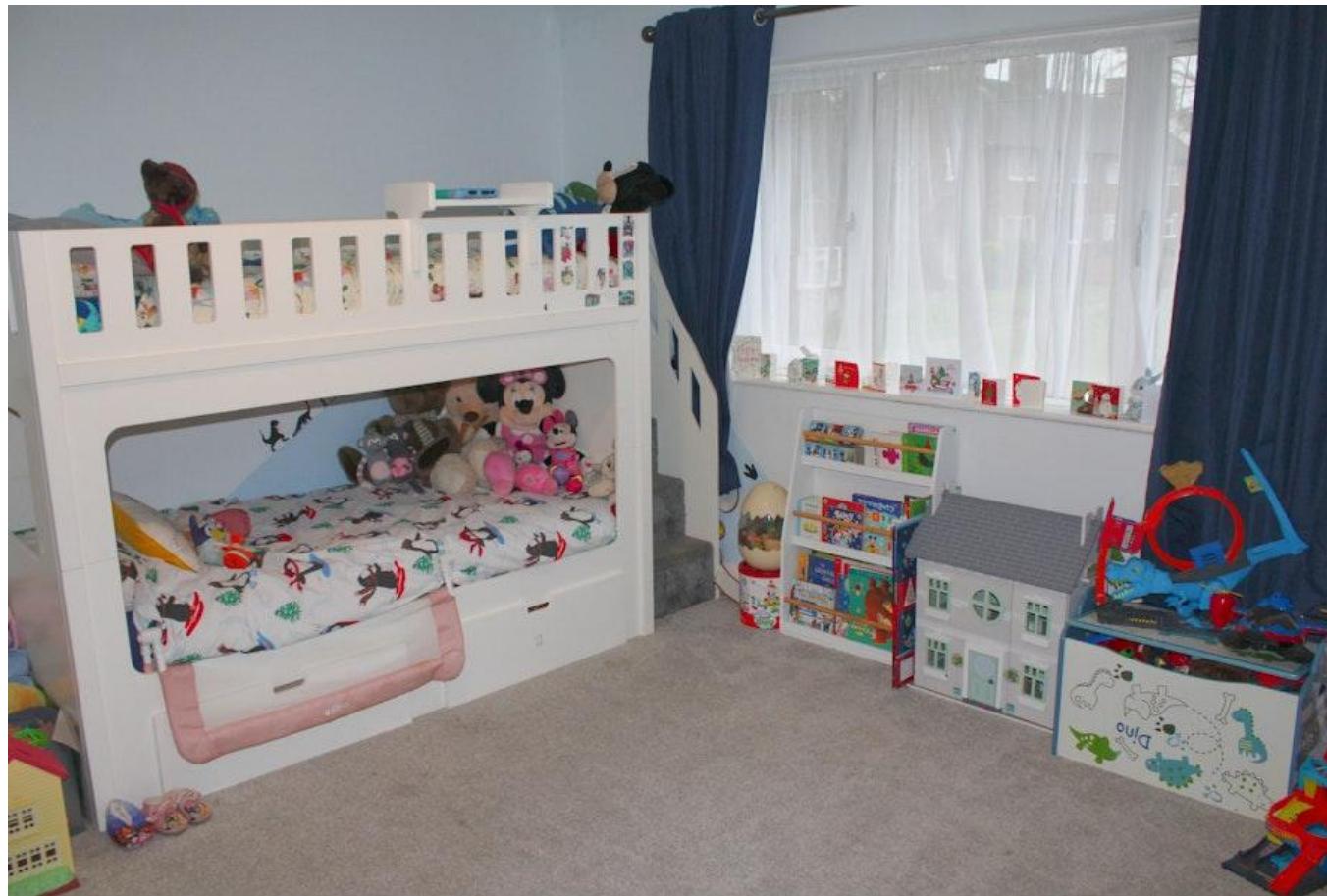
We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

#### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

#### ANTI MONEY LAUNDERING AND REFERRALS

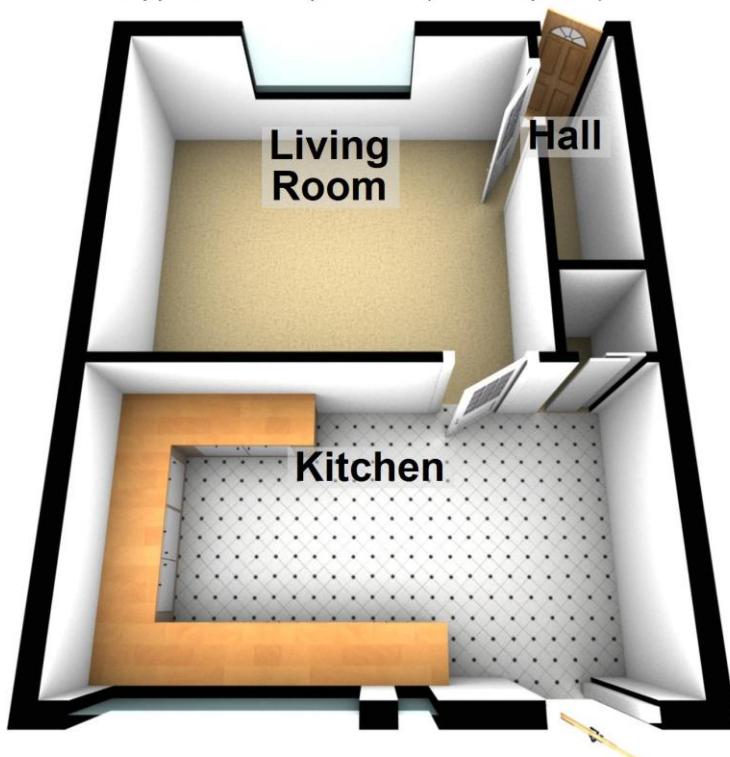
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





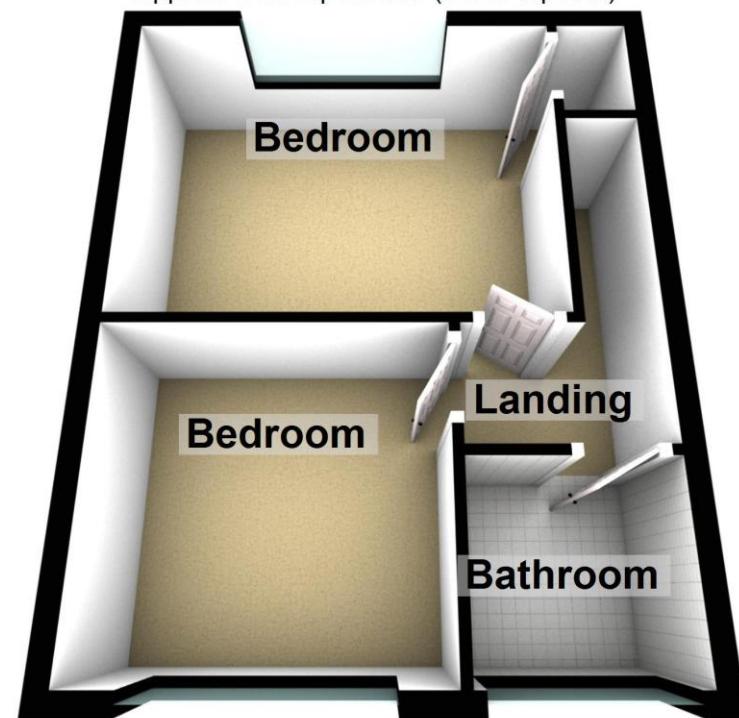
## Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 sq. feet)

