



Lincoln Crescent, Kirton Lindsey



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£125,000



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 place 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

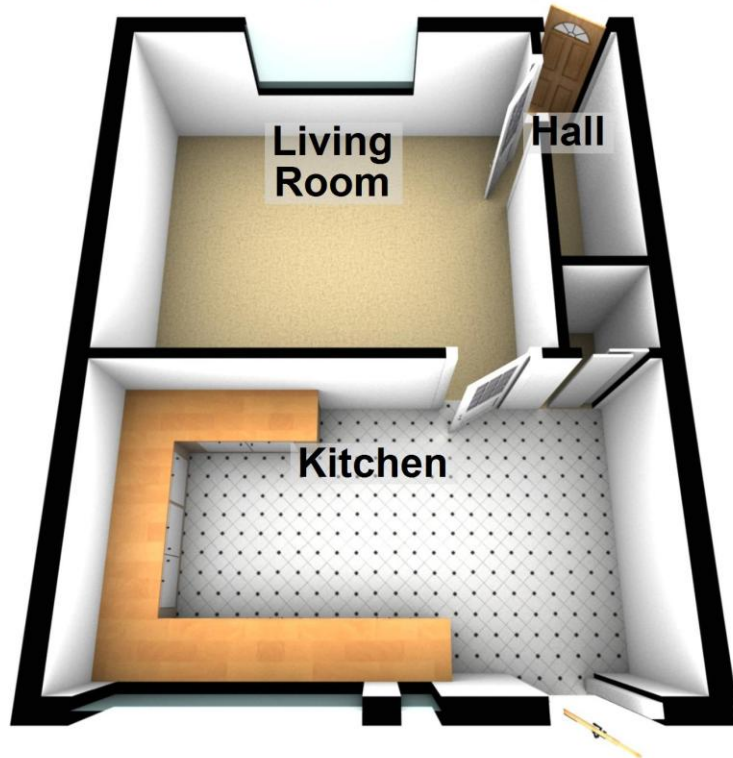
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





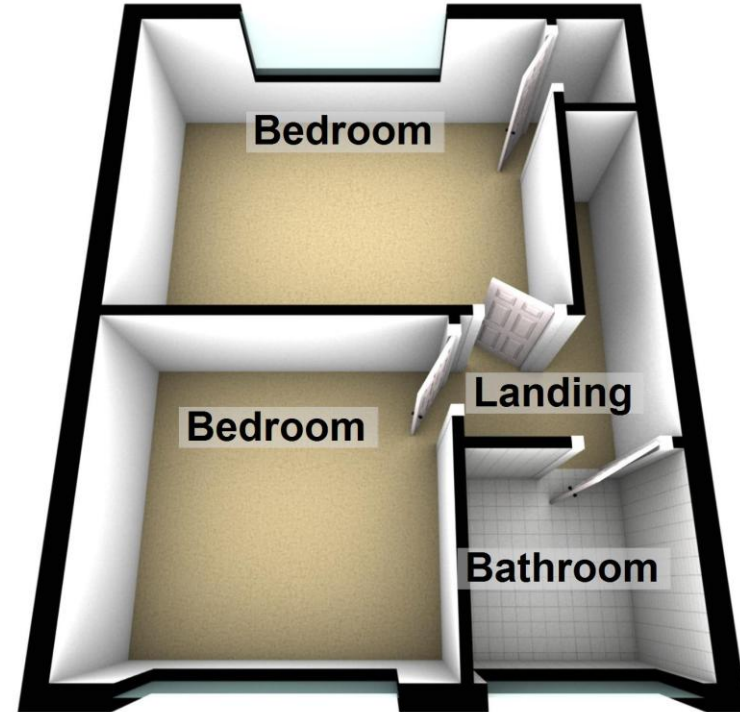
Ground Floor

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)

