



The Maltings, Kirton Lindsey



2



1



1

Offers in excess of £145,000



Key Features

- NO UPWARD CHAIN
- 2 DOUBLE BEDROOMS
- ENCLOSED GARDEN
- 2 CAR DRIVE
- INTEGRATED APPLIANCES
- FTB OR INVESTOR OPPORTUNITY
- EPC RATING B
- COUNCIL TAX BAND B





NO UPWARD CHAIN.

An ideal first home or investor opportunity. This modern semi detached home offers 2 double bedrooms together with a full width Dining Kitchen opening to the enclosed rear gardens. The Lounge includes fitted book shelves and there is both a first floor family bathroom and ground floor Cloak room. A utility area completes the accommodation. The property enjoys garden views to the rear and benefits from a 2 car reception drive.



ENTRANCE

A canopied entrance with composite door opens to the Lounge.

LOUNGE 4.04m x 3.71m (13'4" x 12'2")

(Maximum measurements) A well lit forward facing room with fitted book shelving, radiator, TV aerial point, wood grain style flooring and stair to the first floor.

UTILITY 2.06m x 1.28m (6'10" x 4'2")

A practical space with arange of fitted base units and worktops with integrated washing machine and wall mounted gas fired combination boiler.

CLOAK ROOM 1.58m x 1.28m (5'2" x 4'2")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, radiator and extractor fan.

DINING KITCHEN 3.70m x 2.44m (12'1" x 8'0")

The informal social heart of the home linking to the enclosed garden via Pvcu double glazed french doors and appointed with a contemporary range of dark grey units with contrasting work tops to include an inset resin sink unit with cupboards under, fitted refrigerator and freezer, inset 4 burner stainless steel gas hob with oven under and chimney style extractor over, 3 further units at eye level, spot lighting and extractor fan.

LANDING

With Pvcu double glazed window and access to the roof space.



BEDROOM 1 3.77m x 2.75m (12'5" x 9'0")

A forward facing double room with Pvcu double glazed window, radiator and deep wardrobe.

BEDROOM 2 3.71m x 2.76m (12'2" x 9'1")

A further rear facing double room with radiator and Pvcu double glazed window.

BATHROOM 1.95m x 1.68m (6'5" x 5'6")

Appointed with a modern suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mains shower over and side screen, spot lighting, extractor fan, vertical towel radiator and contrasting light grey marble tiling.

OUTSIDE

The property is fronted by a neat buffer garden and there is a 2 car side reception drive. The rear garden is enclosed by panel fencing and a slate style patio over looks a neat lawn area with additional gravel topped seating area.

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 B. 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.



