



**2 LINDUM WALK
MARKET RASEN, LN7 6ER**

**£145,000
FREEHOLD**

Presenting Lindum Walk in North Kelsey.

This sizeable two double bedoomed home is perfect for investors, first time buyers or downsizers alike!



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2 LINDUM WALK



Description

Nestled in the picturesque village of North Kelsey, offering a delightful blend of comfort and convenience. This well-maintained mid-terraced property is perfect for those seeking a good-sized home in a tranquil setting.

Upon entering, you are welcomed by a spacious lounge, enhanced by a lovely bay window that floods the room with natural light. This inviting space is ideal for relaxation or entertaining guests. The modern dining kitchen is well-equipped and provides a perfect area for family meals or casual dining.

The ground floor also boasts two handy storage closets and a convenient WC, ensuring practicality for everyday living.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering ample space and comfort. The family bathroom, complete with a bath and shower, caters to all your needs.

Outside, the property features manageable gardens both at the front and rear, providing a pleasant outdoor space for gardening or enjoying the fresh air. Additionally, a driveway to the side of the house allows for parking of one vehicle, adding to the convenience of this lovely home.

With its ideal location in a well-serviced village, this property is not only a wonderful place to live but also a fantastic opportunity for those looking to settle in a friendly community. Whether you are a first-time buyer or seeking a peaceful retreat, this two-bedroom home is sure to impress!

Entrance Porch

Stepping inside the entrance porch which provides a convenient space for hanging cloaks and boots with door opening into:

Lounge

The bright and spacious reception room offers ample room for sofas, armchairs, media outlets and features a bay window to the front and door to a fantastic storage closet. With door to:

Inner Hall

Leading to a further storage closet, ground floor WC, Kitchen and with staircase rising to the first floor with open recess beneath.

WC

For added convenience, the ground floor WC also features a gloss finished vanity wash hand basin and tiling to majority walls.

Dining Kitchen

The generously proportioned Dining Kitchen offers space for a dining table and chairs, a modern grey finished units to base level with contrasting worksurface and upstands over inset sink unit and further complimenting units to eye level. With space for washing machine, space for tall fridge freezer, integral 4 ring hob with extractor and splashback panel and chest height integral electric fan oven.

With uPVC door opening onto the rear garden.

First Floor Landing

With ceiling loft access hatch, door to airing cupboard and doors to all principal first floor rooms.

Bedroom One

This large double bedroom features a window to the front and offers space for further bedrooms furnishing with elegant ease.

Family Bathroom

Servicing the two bedrooms with large walk in shower unit with electric power shower, full length side splashscreen and aqua-panelling, vanity wash hand basin, WC, extractor, wall mounted fan heater and tiling to half walls.

Bedroom Two

Another well sized double bedroom with window to the rear and more than adequate space for further bedroom furnishings.

Outside

Featuring a lawned front garden with paved pathway leading to the front entrance. The rear garden is a pleasant suntrap, fully fenced and block paved for ease of maintenance and returns in a 'L' shape to the gated access to the single driveway, with timber garden shed and space for wheeliebins.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 850.00 sq ft

Tenure – Freehold





Lindum Walk, North Kelsey

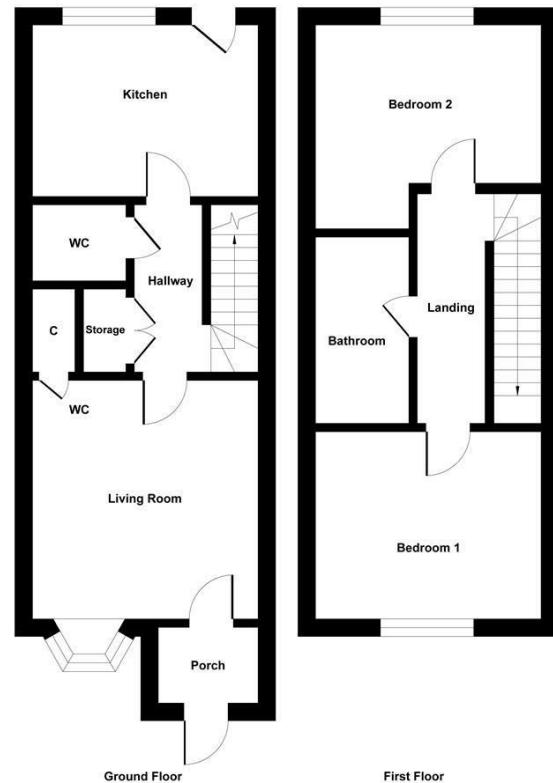


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	England & Wales	

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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