





23 BEECHCROFT DRIVE

GAINSBOROUGH, DN21 4EF

£175,000

FREEHOLD

The perfect first step onto the property ladder... with a few extras you'll love!

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23 BEECHCROFT DRIVE







DESCRIPTION

If you're searching for your first home, looking for something stylish, or wanting a smart investment, this beautifully presented home on Beechcroft Drive, Kirton in Lindsey deserves a place at the top of your viewing list.
Immaculately presented throughout, this modern home is ready to move straight into with nothing to do but unpack.

Step inside and you'll find a bright and welcoming living room, perfect for cosy evenings or entertaining friends, while the spacious kitchen/breakfast room offers plenty of room for everything from busy weekday breakfasts to relaxed weekend brunches. A convenient downstairs WC completes the ground floor.

Upstairs, the generous principal bedroom provides a calm retreat, with two further well-proportioned bedrooms offering flexibility for children, guests, or those working from home. These are all served by a modern family bathroom.

Outside is where this home continues to impress. The enclosed rear garden has been thoughtfully designed for low-maintenance living, featuring a generous patio for summer BBQs, an artificial lawn that's green all year round, and a fantastic summer house complete with power and lighting. Whether you're dreaming of a home office, gym, hobby room or your own private escape, this versatile space is ready to fit your lifestyle.

Practicality hasn't been forgotten either, with three off-road parking spaces and an EV charging point, making this home as convenient as it is attractive.
Stylish, spacious and ready to enjoy, this is the kind of home that first-time buyers fall in love with.

Early viewing is highly recommended.

ENTRANCE / LIVING ROOM

Accessed through a composite door with a uPVC double glazed window to front aspect, radiator and stairs to the first floor.

KITCHEN/BREAKFAST ROOM

With a uPVC double glazed window and a half glazed door to rear aspect, radiator, range of wall and base units with laminate worktops, composite one and a half drainer sink, space for a dishwasher and washing machine, space for a fridge freezer, electric fan assisted oven with gas hob and extractor fan, space for a dining table.

DOWNSTAIRS WC

With a WC, hand ash basin, radiator, extractor fan and burglar alarm.

FIRST FLOOR LANDING

With loft hatch access, cupboard with space for a dryer and a radiator.

MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator and storage cupboard.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With a P shaped bath with shower over head, WC, vanity housed hand wash basin and a radiator.

EXTERNALLY

The front of the property has off street parking with a blocked paved driveway for two vehicles plus EV

charging point. The rear garden is fully enclosed with timber fencing, laid to astro turf with a flag stone patio leading to the Summerhouse (3.52 x 2.31) which has electric and is fully plastered.

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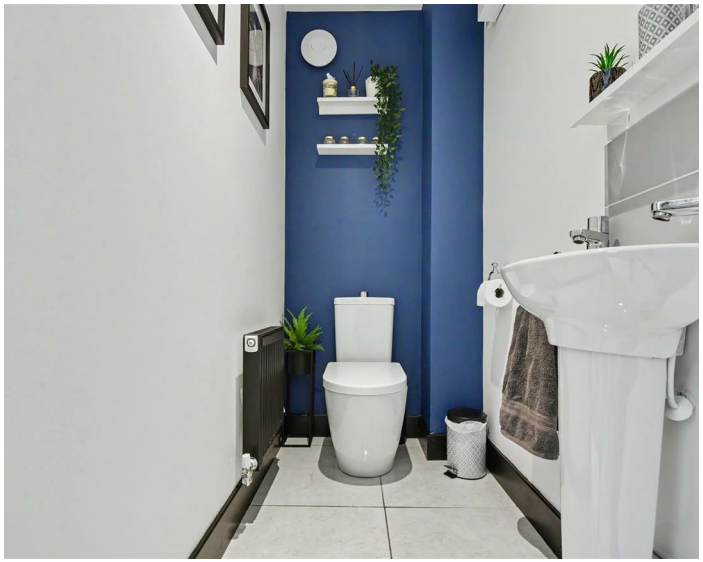














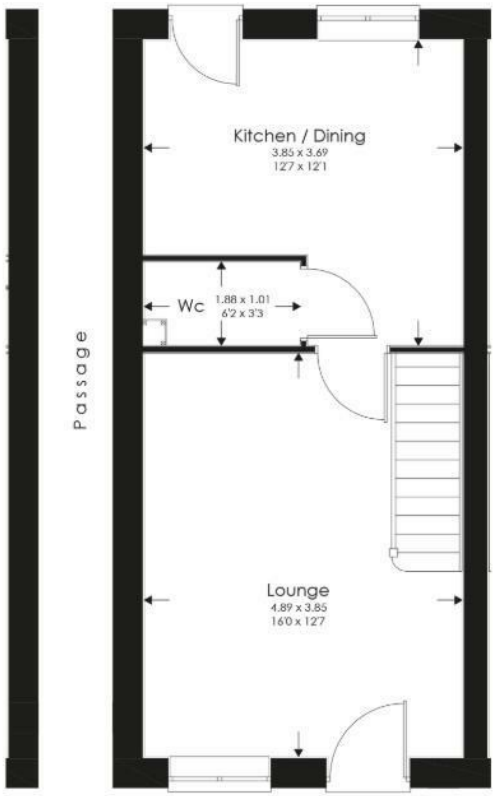
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ADDITIONAL INFORMATION

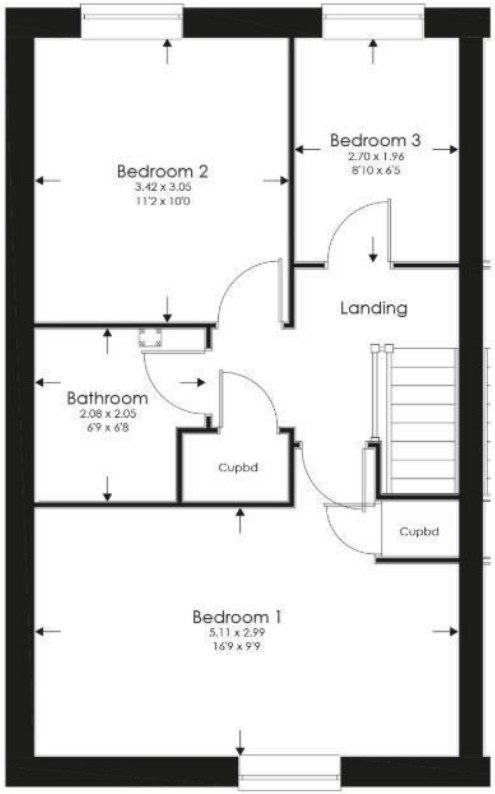
Local Authority –
Council Tax – Band B
Viewings – By Appointment Only
Floor Area – 839.59 sq ft
Tenure – Freehold





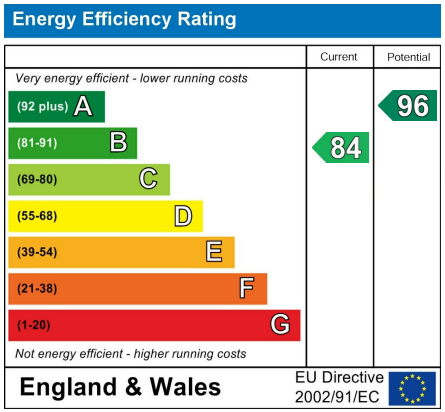


GROUND FLOOR



FIRST FLOOR





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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