

2 Bed End Of Terrace In Tudor Reach Kirton Lindsey, Gainsborough, DN21 4AZ

£40,000





SHORT DESCRIPTION

Property Ref: 14627 Charming & Modern Home in The Maltings, Tudor Reach – Perfect for First-Time Buyers! Nestled in the sought-after location of The Maltings, Tudor Reach, Kirton Lindsey, Gainsborough (DN21), this delightful two-bedroom home is an ideal choice for first-time buyers looking for comfort, space, and privacy. Step inside to discover a well-presented interior, with a fully carpeted finish just a year ago, adding warmth and a fresh feel throughout. The inviting kitchen diner provides a perfect space for cooking and entertaining, while a utility area offers convenience for laundry needs with room for both a washer and dryer. Upstairs, you'll find two generously sized double bedrooms and a modern bathroom, complete with a shower over the bath. A large downstairs cloakroom adds extra practicality to the home. Outside, the property boasts a fully secluded and secure garden, offering excellent privacy with only immediate neighbors on either side. An extended patio provides the perfect setting for relaxing or hosting guests. For added convenience, the property includes a private driveway accommodating two cars to the side of the home. A fantastic opportunity for first-time buyers, this charming home in Kirton Lindsey offers both style and functionality in a peaceful and well-connected location. Don't miss out – book a viewing today! Property Type: End of Terrace Full selling price: £160000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £40000.00 Staircasing allowable: Yes Remaining lease (In Year): 99 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing Possession of the property: Occupied

2

Bed Room(s)

2

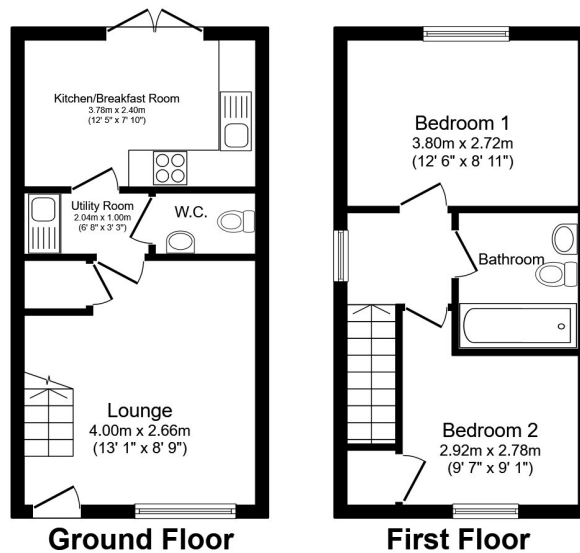
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 57.4 m² (618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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