



No.20

This well-presented two-bedroom modern terraced home is situated within the popular village of Kirton, which offers a wide range of amenities catering for all age groups, including shops, eateries, doctors, vets and both primary and secondary schools. Built by Chestnut Homes, the property has been carefully maintained and improved by the current owner in recent years, with notable upgrades to both the kitchen and bathroom. It benefits from gas central heating with a combination boiler linked to a remote Nest smart heating system.

The accommodation is neutrally decorated throughout and presented in excellent order, creating an attractive and welcoming home that is ready to move into. Outside, the property benefits from an allocated parking space, along with additional on street parking options nearby. To the rear is a fully enclosed, low-maintenance garden, ideal for easy upkeep, with the added advantage of a timber workshop.

In our opinion, the property would be ideally suited to a first-time buyer, a young couple or an investor looking to add to a buy-to-let portfolio.

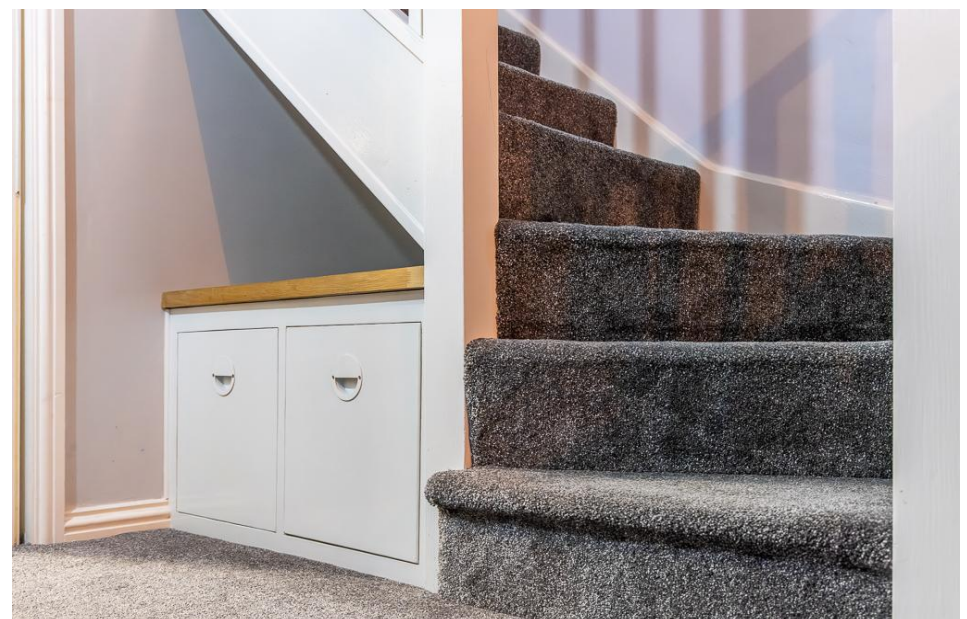
EPC - C

Council Tax Band - A

Maintenance Fee Payable every 6 months to LSH - approx. £150

Freehold

2



A part glazed door opens into the Kitchen 3.12m x 2.26m (10'3 x 7'5) - having a window to the front aspect, vinyl floor covering and range of work surfaces with drawer and cupboard units at both base and eyelevel. Integrated appliances include an electric fan oven and hob with extractor fan over and there is space and plumbing for a dishwasher and a larger style fridge freezer. The kitchen has been upgraded to include a more modern Metro style wall tiling to the walls where appropriate.

Door opens into a cupboard with space and plumbing for washing machine, coat hooks etc. the seller informs me that the original plumbing for a WC is still in situ if preferred.

Double doors off the kitchen allow the room to flow through to the Lounge-Diner 4.48m x 3.31m (15'8 x 10'10) or to be separated. The lounge diner has French doors to the rear, a radiator and staircase rising to the first-floor accommodation.

First floor landing has an airing cupboard which houses the gas fired combination boiler and doors arranged off to

Bedroom One 3.20m x 3.31m (10'8 x 10'10) – with a window to the rear aspect, radiator and built in wardrobes with sliding doors, hanging rails and shelving.

Bedroom Two 3.31m x 2.05m – Has a window to the front aspect and a radiator.

Refurbished Bathroom – Has a three-piece modern suite to include a panel bath with shower over, low flush WC and modern wash basin with cupboard beneath

Outside – the property has an enclosed garden which comprises areas of patio and decking for ease of maintenance. A generous timber workshop/shed is ideal for the storage of garden furniture, bikes etc, as well as access for the bins.

Included within the title for the property is a car parking space, although there is on street car parking available around the Jessop Court as well as marked visitor spaces.

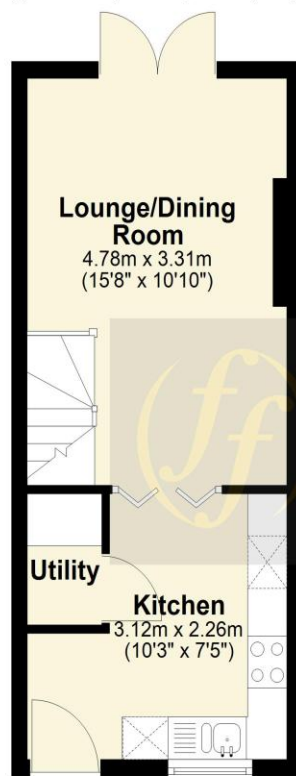
The property is freehold, but a management/maintenance fee of approximately £150 is payable every six months to LSH who are the property management company.





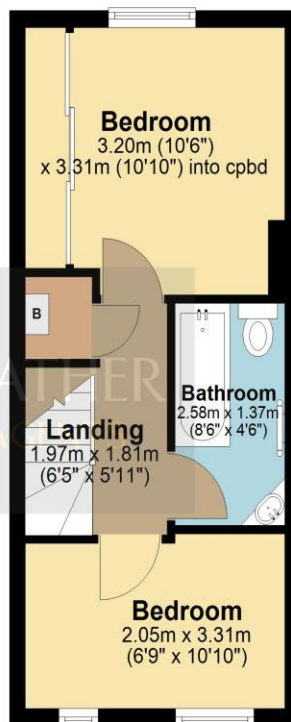
Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.5 sq. feet)



Total area: approx. 52.9 sq. metres (569.6 sq. feet)

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Plan produced using PlanUp.

Please Note: Tenure: Freehold.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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