



78 The Maltings, Kirton Lindsey

£220,000 Freehold

AN IMMACULATE MODERN SEMI DETACHED HOUSE • BEAUTIFULLY PRESENTED THROUGHOUT • PRIVATE LANDSCAPED REAR GARDEN • FINE FRONT LOUNGE • IMPRES GENEROUS BEDROOMS WITH A MASTER EN-SUITE • MAIN FAMIL OF A DESIRBALE DEVELOPMENT TOWARDS T



Modern 3-bed semi-detached house with en-suite, family bathroom, stylish kitchen, private landscaped garden, ample parking, and desirable location on town fringe. Viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- AN IMMACULATE MODERN SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE LANDSCAPED REAR GARDEN
- FINE FRONT LOUNGE
- IMPRESSIVE FITTED KITCHEN WITH DINING AREA
- 3 GENEROUS BEDROOMS WITH A MASTER EN-SUITE
- MAIN FAMILY BATHROOM
- DEEP SIDE DRIVEWAY
- PART OF A DESIRABLE DEVELOPMENT TOWARDS THE FRINGE OF THE TOWN





Entrance Hallway

6' 7" x 4' 6" (2.00m x 1.36m)

Front composite double glazed entrance door with patterned glazing and doors to;

Cloakroom

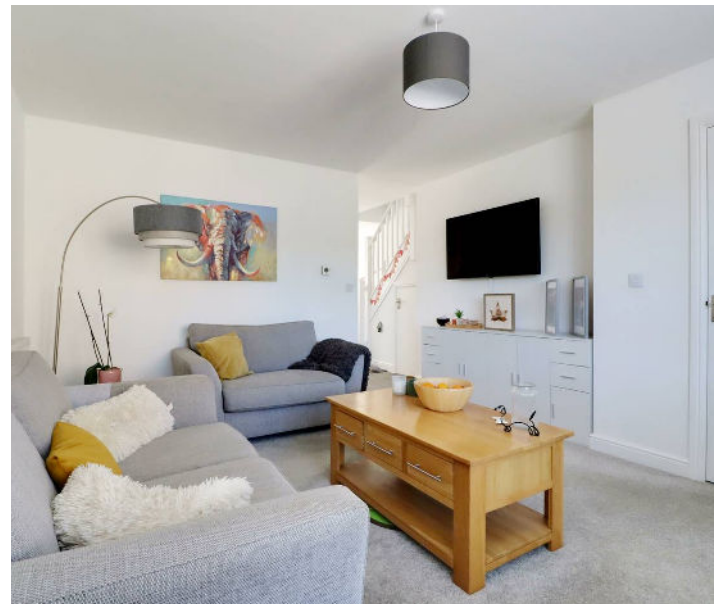
5' 9" x 3' 5" (1.76m x 1.04m)

Modern two piece suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back and tiled effect cushioned flooring.

Spacious Front Lounge

14' 2" x 12' 2" (4.32m x 3.71m)

Front uPVC double glazed window, TV point, wall mounted thermostatic control for the central heating and opening leads through to;

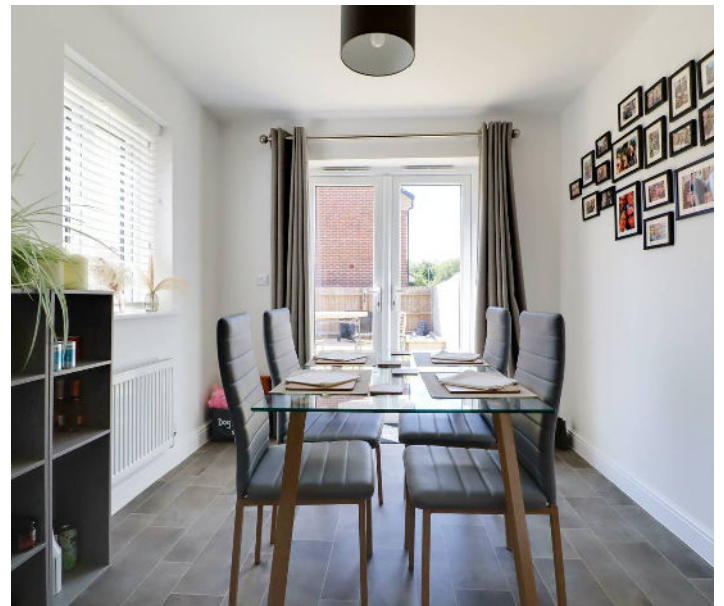




Open Plan L-Shaped Dining Kitchen

15' 10" x 17' 11" (4.83m x 5.47m)

Enjoying a dual aspect with rear and side uPVC double glazed windows and rear uPVC double glazed French doors leading to the garden. The kitchen enjoys an extensive range of stylish fitted furniture with brushed aluminium style pull handles with a complementary rolled edge worktop with matching uprising incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor fan, the kitchen enjoys an integral washing machine and fridge freezer, tiled effect cushioned flooring and return staircase leads to the first floor accommodation with under the stairs storage.



First Floor Landing

11' 4" x 6' 7" (3.46m x 2.00m)

Continuation of open spell balustrading, built-in storage cupboard housing the Valiant condensing boiler, loft access and doors to;

Master Bedroom 1

10' 4" x 9' 0" (3.14m x 2.74m)

Front uPVC double glazed window, TV point, large built-in wardrobe and doors to;





En-Suite Shower Room

5' 4" x 6' 7" (1.62m x 2.00m)

Front uPVC double glazed window with patterned glazing, enjoying a modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, spacious shower cubicle with glazed screen, tiled walls with mains shower, tiled effect cushion flooring and fitted towel rail.

Rear Bedroom 2

10' 2" x 8' 6" (3.09m x 2.58m)

Rear uPVC double glazed window.

Rear Bedroom 3

6' 10" x 9' 0" (2.08m x 2.74m)

Rear uPVC double glazed window.



Family Bathroom

5' 10" x 9' 0" (1.77m x 2.74m)

Side uPVC double glazed window with tiled sill, modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, panelled bath with tiled surround, tiled effect cushioned flooring, fitted towel rail and inset ceiling spotlights.





Grounds

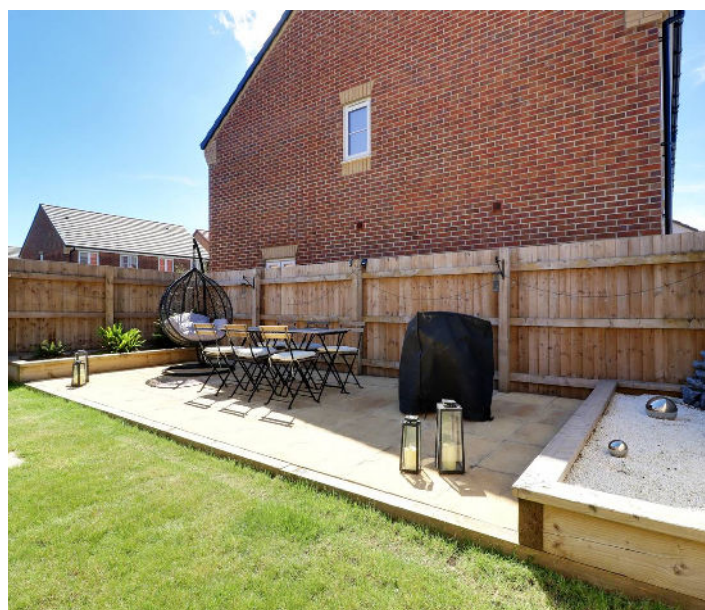
To the front the property has a flagged pathway leading to a sheltered front entrance with adjoining lawned garden with shrub borders. A side tarmac laid driveway can comfortably provide parking for two vehicles with gated access to the rear. The rear garden enjoys an excellent degree of privacy having been recently landscaped providing two spacious flagged seating areas with central lawn and raised beds.

Double Glazing

Full uPVC double glazed windows and doors with the exception of the front door being composite.

Central Heating

Modern gas fired central heating system to radiators.





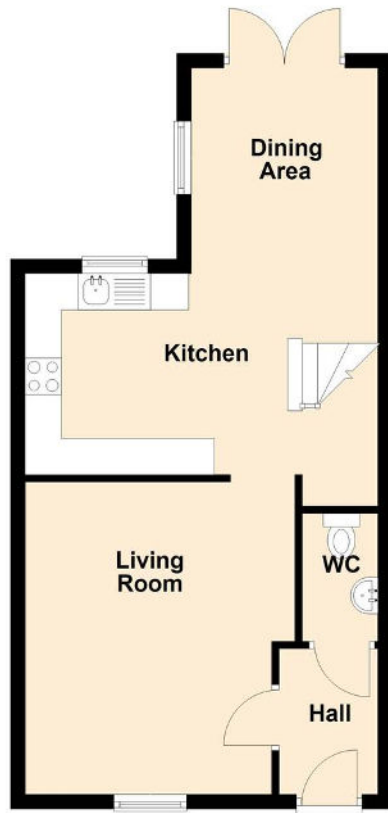
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



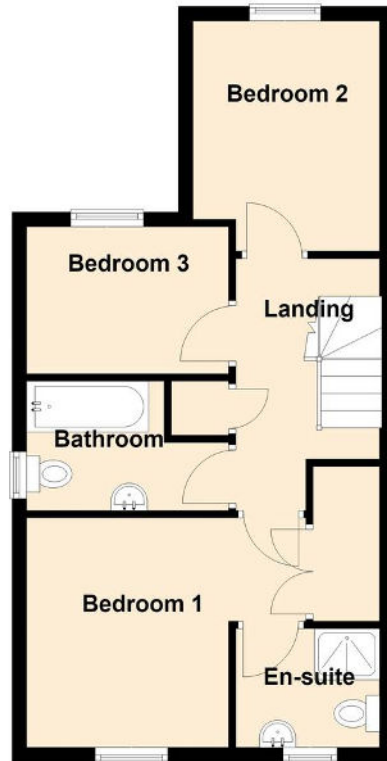
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



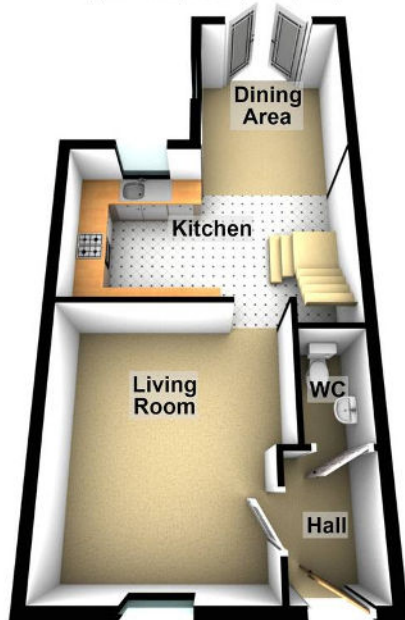
First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



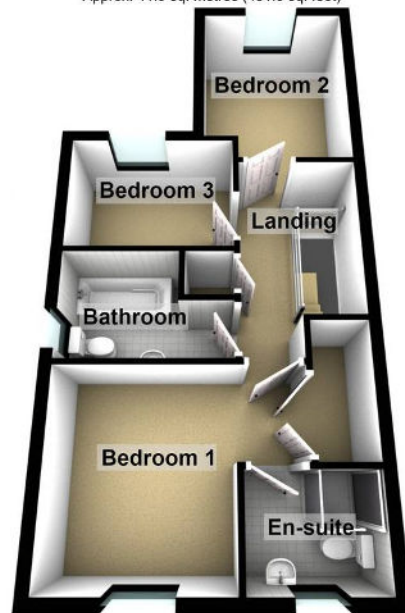
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 sq. feet)

You can include any text here. The text can be modified upon generating your brochure