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Price Guide  
**£62,500**

EPC Rating: C

## 12 Barnard Meadows

Kirton Lindsey, Gainsborough, North Lincolnshire, DN21 4NZ  
2 Bedroom End Terrace House



- ✓ A MODERN END OF TERRACE HOUSE
- ✓ MAIN LOUNGE DINER
- ✓ MODERN FITTED KITCHEN & BATHROOM
- ✓ 2 DOUBLE BEDROOMS
- ✓ PRIVATE ENCLOSED GARDEN
- ✓ 50% SHARED OWNERSHIP SCHEME

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A well presented modern end terrace town house positioned within a quiet cul-de-sac positioned in the popular township of Kirton Lindsey. The property is being advertised as a 50% shared ownership with the option to staircase ownership to 80% in the future. The accommodation briefly comprises, central entrance hall, downstairs WC, attractive fitted kitchen and main lounge diner with French doors leading out to the rear garden. The first floor provides 2 double bedrooms with fitted storage cupboards and a modern fitted bathroom. Occupying a private enclosed rear garden with front driveway providing off street parking. Lease was granted on 07/08/2007 for a term of 99 years. The new owner will carry on the rental agreement for the remaining 50% as detailed within the lease. The current charges total is £294.69 which includes building insurance. Payment must be made by direct debit. The charges are reviewed annually in April. The property has an 80% restriction on the stairway which you must be aware before viewing.



## FRONT ENTRANCE HALLWAY

Includes a front uPVC double glazed entrance door with inset patterned glazing, oak style laminate flooring, wall mounted alarmed keypad, a dog legged staircase leading to the first floor accommodation with open spell balustrading and matching newel posts, a wall mounted thermostatic Honeywell control and internal doors allowing access off to;



## DOWNSTAIRS CLOAKROOM

Measures approx. 1.4m x 0.9m (4' 7" x 2' 11"). Enjoys a front uPVC double glazed window with frosted glazing, a two piece suite in white comprising a low flush WC and a pedestal corner wash hand basin with tiled splash backs and lino flooring.



## KITCHEN

Measures approx. 1.64m x 3.44m (5' 5" x 11' 3"). Enjoys a front uPVC double glazed window. The kitchen includes a range of shaker style in a light sky blue low level units, drawer units and wall units with brushed aluminum style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side with tiled splash backs, built in electric Candy oven with matching four ring gas hob and overhead integrated canopied extractor fan with further tiled splash backs, plumbing for an automatic washing machine, space for a tall fridge freezer, a wall mounted Ideal gas boiler, plumbing for a dishwasher and vinyl flooring.



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## MAIN LOUNGE/DINER

Measures approx. 3.75m x 4.41m (12' 4" x 14' 6"). Enjoys rear French double glazed doors allowing access to the rear garden with adjoining sidelights, continuation of oak style laminate flooring, a built in under the stairs storage cupboard, wall to ceiling coving, TV input, a feature electric effect coal fireplace with projecting marble style hearth with matching backing and decorative surround and mantel and TV input.

## FIRST FLOOR LANDING

Includes loft access and internal doors allowing access off to;

## DOUBLE BEDROOM 1

Measures approx. 3.06m x 3.8m (10' 0" x 12' 6"). Enjoys a rear uPVC double glazed window and TV input.

## DOUBLE BEDROOM 2

Measures approx. 2.68m x 3.8m (8' 10" x 12' 6"). Enjoys two front uPVC double glazed windows and a built in over the stairs storage cupboard.

## FAMILY BATHROOM

Measures approx. 1.65m x 2.45m (5' 5" x 8' 0"). Enjoys a side uPVC double glazed window with frosted glazing, a three piece suite in white comprising a panelled bath with overhead chrome main shower with folding glazed screen, a pedestal wash hand basin and a low flush WC, oak style vinyl flooring, tiled splash backs to the bath enclosure and extractor fan.

## GROUNDS

To the rear of the property enjoys a manageable enclosed lawned garden with surrounding secure fencing and a flagged patio seating area with adjoining path which leads to a handy timber built storage shed, further access leads to the side of the property via a secure garden gate and to the front of the property enjoys a tarmac laid driveway providing off street parking and further low maintenance gravelled garden with flagged pathway leading to the front entrance.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property has a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

**\*\* IMPORTANT \*\***

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

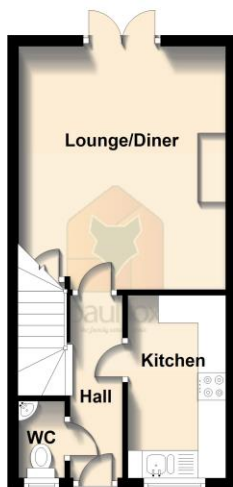
Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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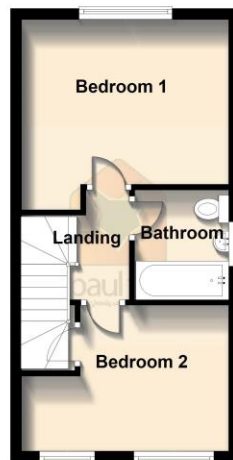
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### Ground Floor



### First Floor



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.  
Plan produced using PlanUp.

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