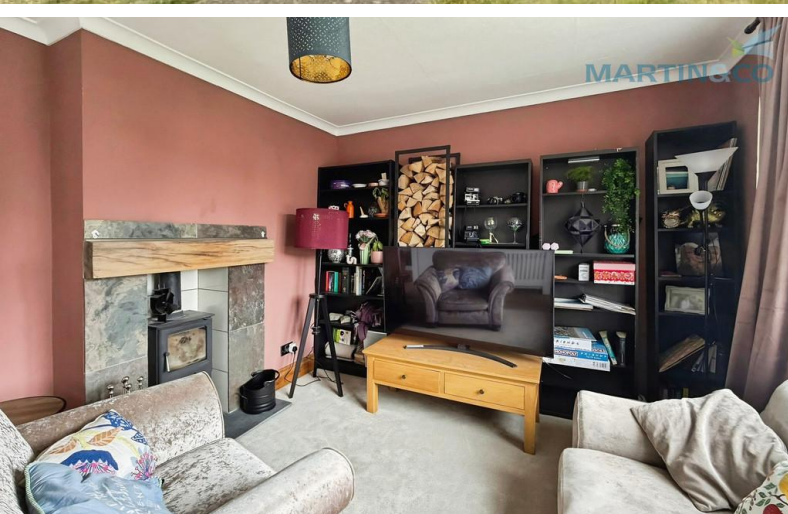


FOR SALE

MARTIN & CO



Bircham Crescent, Kirton In Lindsey

2 Bedrooms, 1 Bathroom, Mid-terraced

£105,000

MARTIN & CO



Bircham Crescent, Kirton In Lindsey

2 Bedrooms, 1 Bathroom

£105,000

- Well-presented mid-terrace home
- Two good-sized bedrooms
- Spacious kitchen diner
- Allocated off-road parking
- Modern family bathroom



Martin & Co are delighted to present this well-maintained two-bedroom mid-terrace property, pleasantly situated within a quiet residential position in the highly sought-after market town of Kirton in Lindsey.

Offering deceptively spacious accommodation throughout, the property is ideally suited to first-time buyers, downsizers and investors alike.

The ground floor comprises a welcoming living room, centred around an attractive feature fireplace which creates a warm and inviting focal point. To the rear is a generously proportioned kitchen diner, providing ample space for both cooking and entertaining whilst overlooking the rear garden.

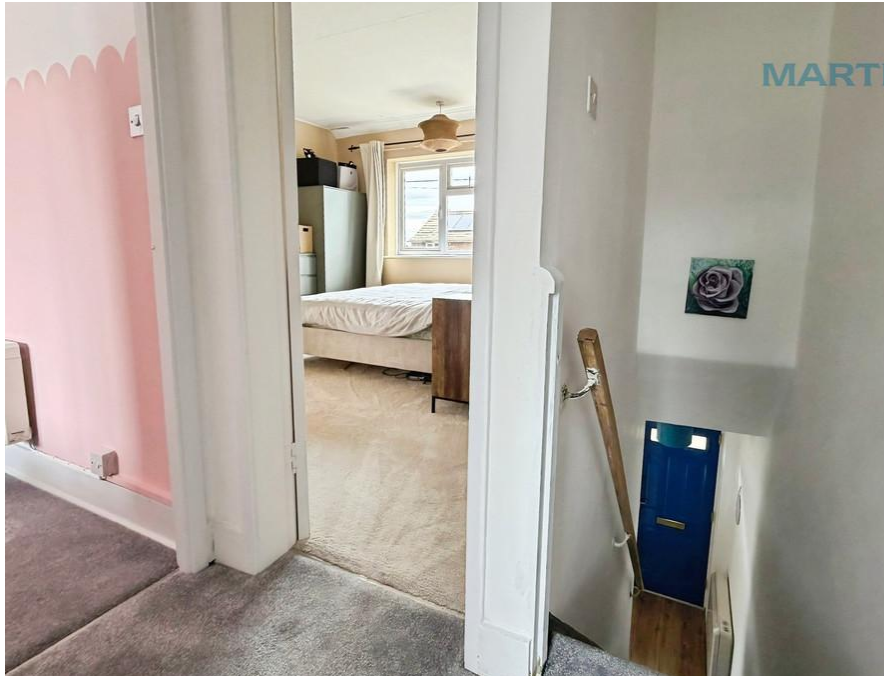
To the first floor, the property benefits from two well-proportioned bedrooms, both offering useful built-in storage, together with a well-presented family bathroom.

Externally, the property enjoys a good-sized rear garden incorporating a decked seating area, ideal for outdoor dining and relaxation during the warmer months. Beyond the garden is the added benefit of allocated off-road parking.

Bircham Crescent forms part of a peaceful residential development on the site of the former RAF Kirton in Lindsey airfield, offering a unique blend of local history and modern community living. The property is conveniently positioned for access to the town's amenities, schools and transport links, whilst also providing excellent access to both Scunthorpe and Gainsborough.

Early viewing is highly recommended to fully appreciate the accommodation and lifestyle opportunity on offer.

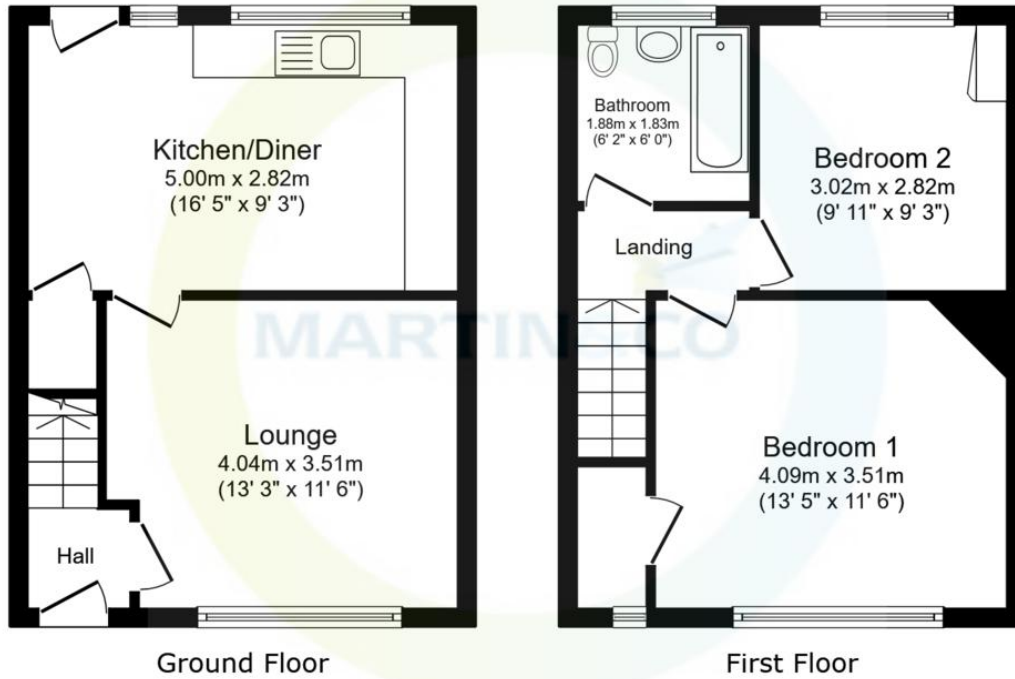




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38 Bircham Crescent, Kirton Lindsey, DN21 4PT



Total floor area: 64.8 sq.m. (697 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

