



**8 Bircham Crescent
Gainsborough, DN21 4PT
£115,000**

Bella
properties

**** SOLAR PANELS AND AIR SOURCE HEAT PUMP **** Bella Properties welcomes to the market this two bedroom mid terrace property on Bircham Crescent, in the always popular village of Kirton Lindsey. Absolutely ideal for a first-time buyer, the property briefly comprises of an entrance hall, living room and kitchen/diner on the ground floor, with landing, two bedrooms and bathroom on the first floor. Externally, there is a low maintenance lawned front garden, with a further lawned garden to the rear with patio area for entertaining.

Located close to both Kirton's many local amenities including shops, pubs and doctors surgery, as well as transport links to nearby Scunthorpe and Lincoln, viewings are available now and come highly recommended to appreciate this home!



Hall 4'0" x 3'8" (1.22 x 1.12)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 13'3" x 11'7" (4.05 x 3.55)

Entrance from the hall, carpeted with central heating radiator and uPVC window facing to the front of the property. Internal door leads to the kitchen/diner.

Kitchen/Diner 9'1" x 16'5" (2.77 x 5.01)

Entrance from the living room, tiled flooring with coving to the ceiling, central heating radiator and two uPVC windows facing to the rear of the property. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated stainless steel sink and drainer and space and plumbing for white goods. External door leads to the rear garden.

Landing 6'1" x 2'11" (1.86 x 0.91)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 11'7" x 13'5" (3.55 x 4.11)

Entrance from the landing, carpeted with central heating radiator uPVC window facing to the front of the property.

Bedroom Two 9'1" x 10'0" (2.79 x 3.05)

Entrance from the landing, carpeted with central heating radiator uPVC window facing to the rear of the property.

Bathroom 5'10" x 6'1" (1.78 x 1.86)

Entrance from the landing, vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink and bathtub.

External

To the front of the property is a lawned garden with path leading to the entrance. To the rear of the property is a further garden which is laid to lawn with tiled patio area for entertaining.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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