

***THE MILL,  
KIRTON, PE20 1LB***



**£96,500**

*With the advantage of No Chain and located within a superb tucked away position in this purpose built development, a One Bedroom First Floor Flat providing spacious accommodation together with Parking. The property would be ideal for and investment buyer or professional purchaser with easy to maintain accommodation comprising open plan Kitchen/Lounge, Double Bedroom with walk-in wardrobe and Bathroom. The property benefits from Electric Heating together with Double Glazing and the parking space is located nearby. This property has features including exposed brickwork and exposed beams and as a good impression of space throughout. Viewing is highly recommended.*

**Directions:**

Travelling from Sleaford on the A17 towards Boston, continue to the roundabout with the junction of the A16 and turn left towards Boston on the A16. At the next roundabout in Kirton turn left and left again into The Mill. The Parking space is located on the right hand side and continue a little further to the property which is indicated by our 'For Sale' board.

Steps provide access to the Entrance Door which in turn provides access to the:

**Open Plan Kitchen & Lounge: 5.36m (17'7") x 5.18m (17'0")**

Having wall and base units, worktop, 1½ bowl single drainer sink with monobloc tap, built-in oven, hob, cooker hood, exposed beams, roof light, plumbing for automatic washing machine, exposed brickwork to one wall and two electric heaters.

**Bedroom: 3.30m (10'10") x 3.05m (10'0")**

Having electric heater, Walk-In Wardrobe 1.70m (5'7") x 1.02m (3'4") with light and airing cupboard.

**Bathroom:**

Having separate shower cubicle, pedestal hand washbasin, low level w.c, chrome towel radiator and tiled splashbacks.

**Agents Note:**

The property is offered on a Leasehold basis with 199 year lease from when the flat was built 14 years ago. There is a management company for the development who manage the building insurance and grounds. We understand the fee for this is approximately £54.00 per month.



**Open Living Kitchen**



**Further Aspect**



**Bedroom**



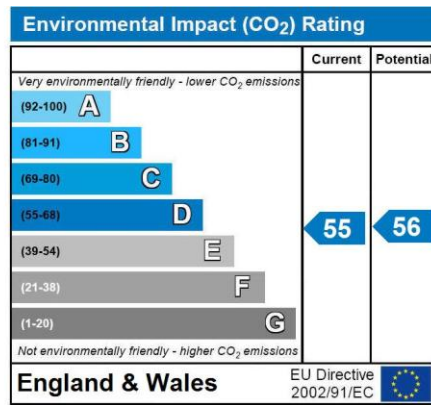
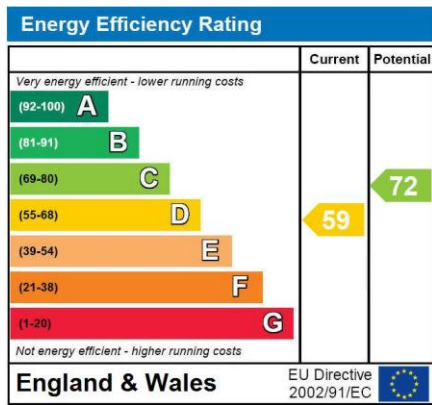
**Bathroom**



TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 21/7/2020

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**