



Selby Close, Kirton Lindsey
DN21 4FJ

welcome to

Selby Close, Kirton Lindsey Gainsborough

A stunning four bedroom detached home, The Sandtoft at Windmill Plantation offers stylish and modern interiors with a spacious lay out and generous amenities perfect for contemporary family living.

welcome to

Selby Close,

Kirton Lindsey Gainsborough

- Four Bedroom Detached House with Double Detached Garage.
- Bespoke Kitchen Design Options from The Lincolnshire Kitchen Company.
- Open-Plan Kitchen Dining Area with Bifold Doors To Garden.
- Dual Aspect Lounge.
- Master Bedroom with En-Suite.

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: TBC

£400,000



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Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



william h brown



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.