

Half Acre Development Site with 2 Dwellings Comprising Detached House and Detached Bungalow For Sale Freehold

97 and 99 London Road | Kirton | Boston | Lincolnshire | PE20 1JH



2 Separate Adjoining Properties Requiring Renovation With Land
Spacious Four Bedroomed House and Spacious Four Bedroomed Detached
Bungalow
Surfaced Land to the Rear Included

For Sale Freehold with Vacant Possession
£375,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The sought-after village of Kirton has a population of approximately 5,000 residents and a good range of local amenities including public houses, schools, doctors' practice and shops.

The village is located approximately 5 miles to the south-west of Boston, a large market town, 115 miles to the north of London, with a population of approximately 85,000 residents.

The properties are located on London Road which is to the south of the village in an area largely consisting of residential properties.

Accommodation...

97 London Road – This is a detached four bedroomed bungalow requiring renovation.

Rear Entrance Lobby

Lounge.....5.7m x 6.3m

Pantry/Ancillary Accommodation

Kitchen.....4.7m x 3m

Bedroom 1.....3.4m x 2.3m

Bedroom 2.....3.4m x 2.2m

Family Bathroom.....2m x 2m

Requiring re-fitting.

Bedroom 3.....3.4m x 4.1m

Bedroom 4.....4.9m x 3.3m

Having full height fitted cupboards.

There is a second WC off the hall.

Vehicular access to London Road and front and rear gardens, now overgrown.

99 London Road – This is a detached four bedroomed house requiring renovation, located to the north and west of 97 London Road. Previously configured as 2 apartments.

Entrance Lobby

Reception Room.....4.8m x 3.6m

Living Room.....4.5m x 5m

Kitchen.....5m x 5.4m

Having basic fitted kitchen.

Open staircase

First Floor Hall

Bedroom 1.....5.2m x 4m

First Floor Kitchen.....4.7m x 1.9m

(could be used as Bedroom).

Bedroom 2.....3.1m x 1.9m

WC

Bedroom 3.....5.2m x 3.6m

Walk-in cupboard

Bedroom 4.....4.9m x 3.3m

Having full height fitted cupboards.

The house is arranged to include land to the west and north.



Schedule of Accommodation...

97 London Road	105m ²	1,130ft ²
99 London Road	158m ²	1,705ft ²
Total	278m ²	2,995ft ²
Site Area	0.19 ha	0.48 acres

Additional land...

An entrance located next to the house leads to a hard surfaced area to the rear of both properties. The land sale comprises 3 titles as shown.

Outgoings...

Both properties are rated at Council Tax Band C.

EPC...

97 London Road has an EPC Rating F38.

99 London Road has an EPC Rating E48. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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97 London Road, Kirton



Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

99 London Road, Kirton

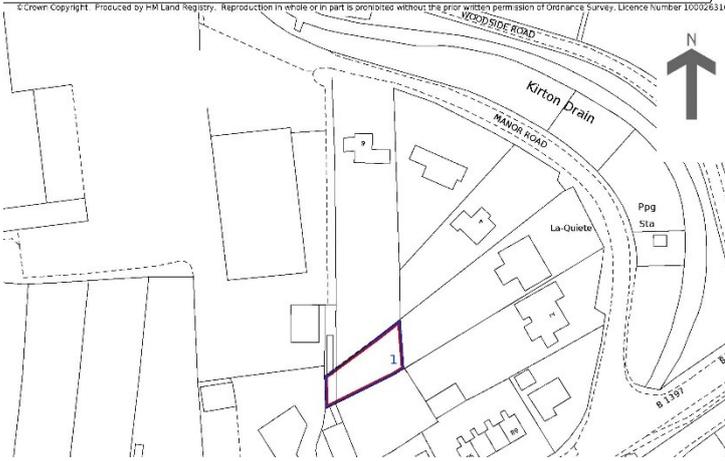


Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

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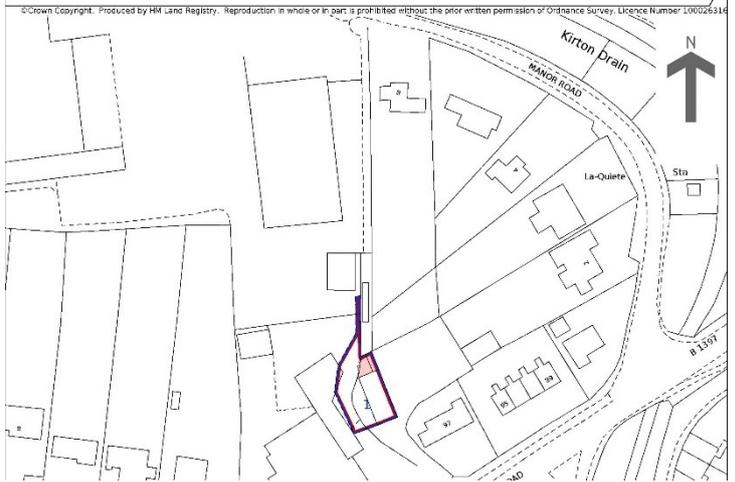
Current title plan

Ordnance Survey map reference **TF3038SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : Boston**



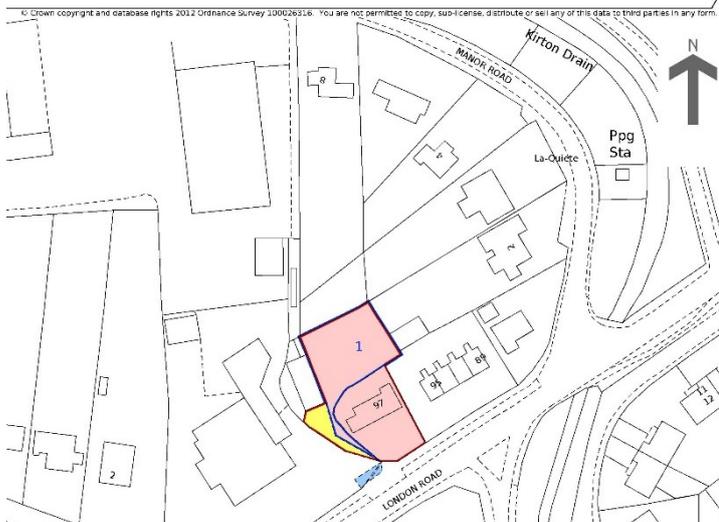
Current title plan

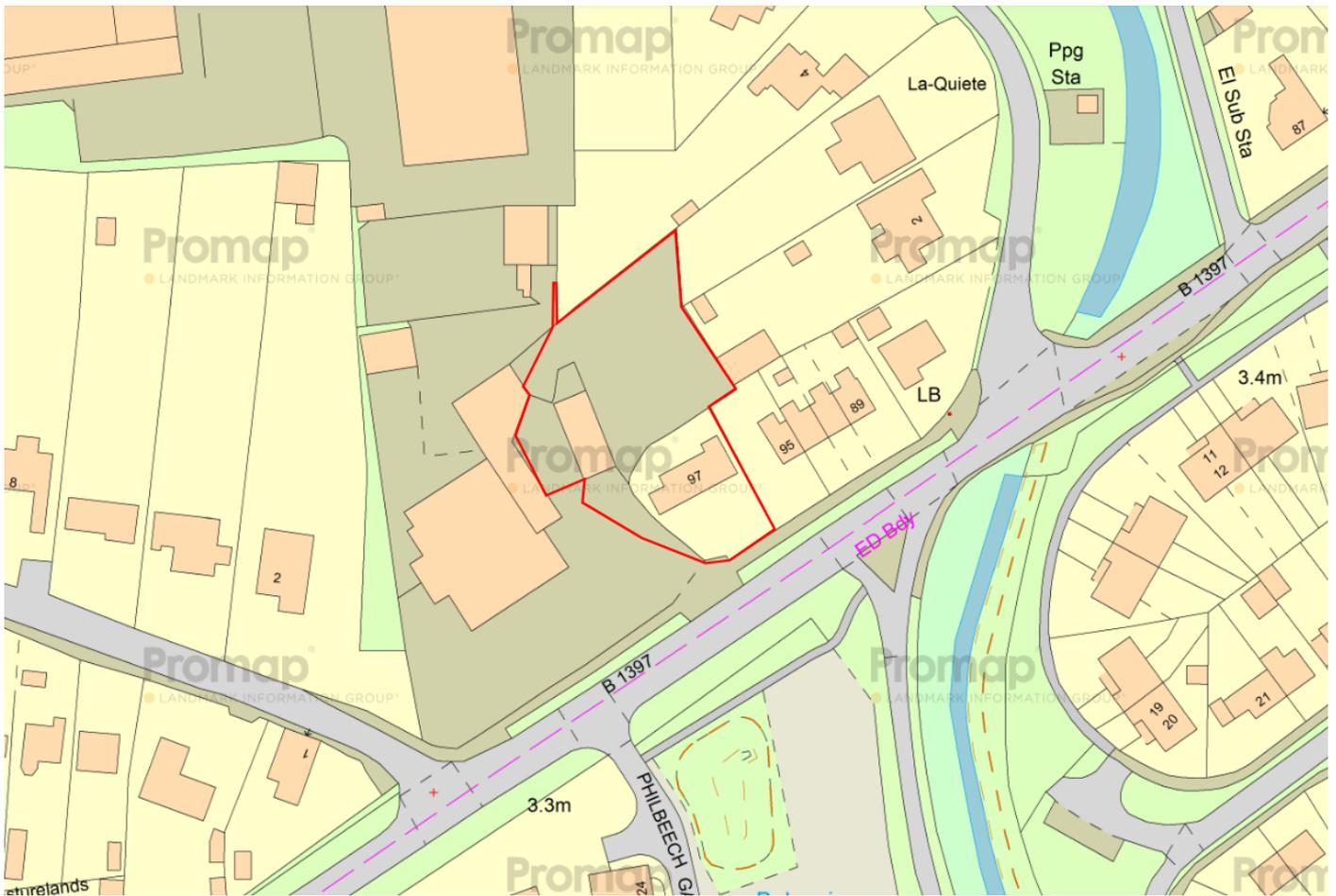
Ordnance Survey map reference **TF2937NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : Boston**



Current title plan

Ordnance Survey map reference **TF3037NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : Boston**





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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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