



Burrells

This modern and incredibly spacious bungalow is nicely tucked away from the main road down a private drive and behind double gates, yet offers easy access to all the amenities which make Kirton such a popular village.

The property itself sits relatively central within the plot - and the grounds clearly provided the space for a bungalow of this size and scale and a double garage without compromising the outside space and extensive parking. Inside, the room sizes are without exception a pleasant surprise, with the dining room and lounge in particular offering great space for entertaining. The breakfast kitchen will also be a highlight with many viewers, with a central island and further space for a table. Viewers with families to consider will find that the bedroom sizes are similarly generous and there is an en-suite shower room to compliment the bathroom and the cloakroom.

Location: The ever popular village of Kirton must be one of our most asked-for villages, due in part to its convenient access to the A16 and A17 for anyone working South of Boston, but also due to the many amenities the village has to offer which really do suit all age groups and include nursery, primary and secondary schools and a variety of independent shops as well as a Co-Op. There is a pub and restaurant, various take-away options, a GP surgery and Veterinary practice.

- Three Double Bedroom Detached Bungalow
- Separate Dining Room and Utility
- Breakfast Kitchen With Central Island
- Bathroom, En-suite & Cloakroom
- Generous Plot with Surrounding Gardens
- Extensive Block-Paved Parking
- Detached Double Garage
- EPC Rating - 'C 70'. Council Tax Band D



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Entrance via uPVC obscure-glazed and leaded effect door into the **Entrance Hall** – Having engineered wood flooring, radiator, alarm panel and doors arranged off to:

Lounge 5.51m x 5.17m (18'1 x 17') - The lounge is a lovely size and benefits from a triple aspect with windows to the front, side and the rear. Two radiators, inset gas fire and five wall lights.

Kitchen 5.15m x 4.46m (16'10 x 14'7) - Having uPVC window to the front. The kitchen comprises a generous range of cupboard and drawer units to both base and eye level with work surfaces over, having an inset one and a half bowl sink with mixer tap, inset four ring hob with Bosch stainless steel style extractor canopy over and a Bosch double oven. The kitchen also features a central island with additional cupboards below and twin wine rack. Further integrated appliances include fridge and dishwasher.

Dining room 5.69m x 3.47m (18'8 x 11'4) - The Dining room is also a lovely size and features French doors opening to the rear garden and patio. Radiator.

Utility 2.98m x 1.96m (9'9 x 6'5) - With uPVC obscure door and uPVC window to the side aspect, the utility has cupboards at base level with work surfaces having an inset stainless steel sink drainer with mixer tap. Space for tall fridge/freezer and further space for washing machine. Water softener and Worcester gas fired central heating boiler.

Cloakroom - Having uPVC obscured window to the side aspect, tiled floor, close coupled WC and hand basin with cupboard below and radiator.

Master Bedroom 3.98m x 3.59m (13' x 11'9) – The master bedroom is a generous double bedroom with uPVC window to the rear aspect, radiator and door through to the:

En-suite - The en-suite benefits from a modern white suite comprising close coupled WC, hand basin with mixer tap and under storage, shower enclosure with splashboard, rain-head and separate handheld shower. Shaver point, heated towel rail, extractor fan, and tiled floor and walls.

Bedroom Two 3.48m x 2.97m (11'4 x 9'7) - uPVC window to the rear aspect and radiator.

Bedroom Three 3.39m x 2.92m (11'1 x 9'7) - uPVC window to the front aspect, radiator.

Bathroom 2.36m x 1.94m (7'8 x 6'3) - With uPVC window to the front aspect. The bathroom comprises a modern white suite of vanity hand basin with fitted cupboards and concealed flush WC, panelled bath with shower over, heated towel rail, and tiled floor and walls.

Outside

The property is approached through double gates onto a generous block paved drive which has ample space for several vehicles or a caravan perhaps. The driveway leads up to the **Detached Double Garage 5.79m x 5.49m (19' x 18')** – which features two electrically operated up and over doors, uPVC window and service door to the side aspect, power and light.

The surrounding gardens are a further highlight, well-maintained and attractive, they have been principally laid to lawn interspersed with shrubs and trees. The main garden lies to the left of the plot and is a lovely size for gardeners or buyers with pets or children to consider. There is also a small vegetable/salad garden to the side of the garage.

Note: The property has the benefit of a vehicular right of way over a private driveway.









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Plan produced using PlanUp.



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22 Dolphin Lane, Boston
Lincolnshire PE21 6EU
T| 01205 336122
E| sales@fairweather-estateagents.co.uk

