



59 Woodland Road, Kirton, Boston, PE20 1BJ

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Freehold

Offers in excess of £300,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining kitchen
- Cloakroom & utility
- En-suite & bathroom
- Driveway & detached double garage
- Landscaped rear garden
- EPC rating B





A modern detached house on the outskirts of Kirton overlooking a green area to the front and with a detached double garage and a beautifully landscaped rear garden. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen and utility to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, wood effect flooring, dado rail and staircase rising to first floor.

CLOAKROOM

Having radiator, continuation of wood effect flooring, tiling to dado height, close coupled WC and counter basin with mixer tap on storage unit.

LOUNGE

6.86m x 3.45m (22'6" x 11'4")

Having window to front elevation, french doors to rear elevation & garden, two radiators and fireplace recess with beam over and further recess for wall mounted television.

DINING KITCHEN

6.85m x 3.03m (22'6" x 9'11")

Having windows to front & rear elevations, two radiators, inset ceiling spotlights to kitchen area and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over and tall unit to side housing integrated fridge & freezer. Work surface return with inset electric hob, two integrated electric ovens, cupboard & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with cupboards under and breakfast bar to one side.

UTILITY

1.87m x 1.73m (6'1" x 5'8")

Having part glazed door to rear elevation, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under, shelving over.

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FIRST FLOOR LANDING

Having radiator, dado rail, smoke alarm and built-in cupboard.

MASTER BEDROOM

4.06m x 3.52m (13'4" x 11'6")

Having window to front elevation and radiator.

EN-SUITE

1.87m x 2.55m (6'1" x 8'5")

Having window to front elevation, heated towel rail, wood effect flooring and tiling to dado height. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



BEDROOM TWO

4.13m x 3.11m (13'6" x 10'2")

Having window to front elevation, radiator and built-in cupboard.

BEDROOM THREE

3.52m x 2.75m (11'6" x 9'0")

Having window to rear elevation and radiator.

BEDROOM FOUR

2.75m x 2.63m (9'0" x 8'7")

Having window to rear elevation and radiator.

BATHROOM

2.33m x 1.68m (7'7" x 5'6")

Having window to rear elevation, heated towel rail, wood effect flooring, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there are small shaped lawns with borders to either side of a paved footpath leading to the front entrance door. A further paved footpath leads to gated access to the rear garden and a driveway provides off-road parking and leads to the:

DETACHED DOUBLE GARAGE

Of brick & tile construction and having two up-and-over doors, part glazed door to rear garden, light and power.

REAR GARDEN

Being enclosed and having a large paved patio, shaped lawn with borders, bark chipped area with raised beds & gravelled area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

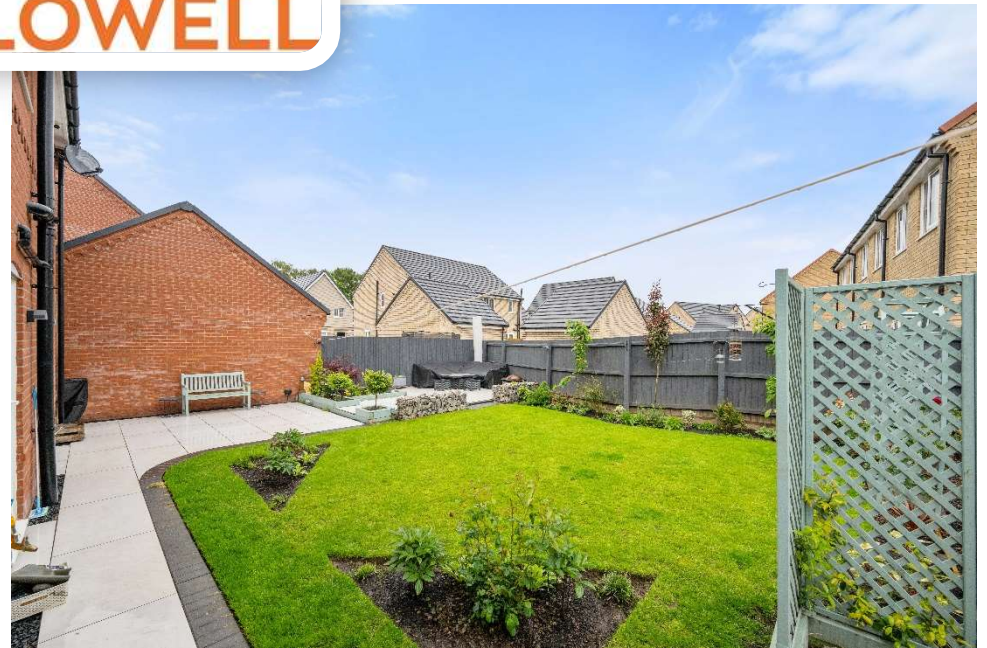
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Floorplan



Total area: approx. 120.8 sq. metres (1300.8 sq. feet)



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