



15 Horseshoe Lane, Kirton, Boston, PE20 1LJ



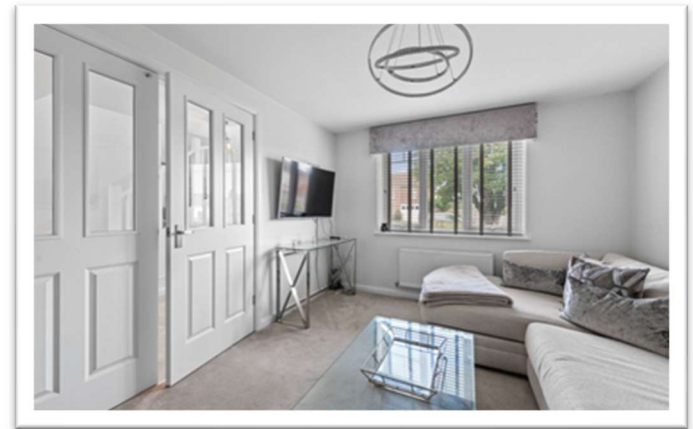
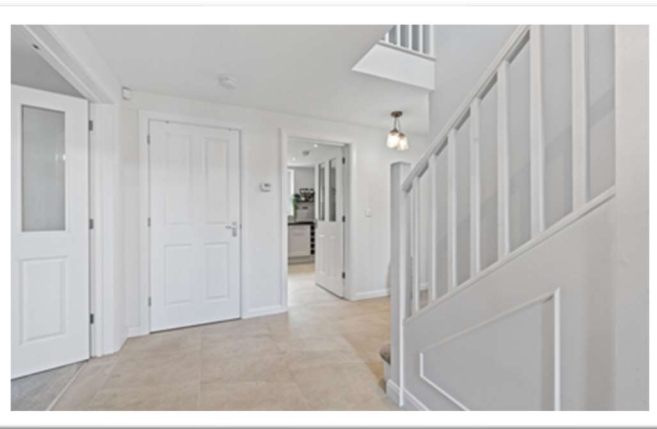
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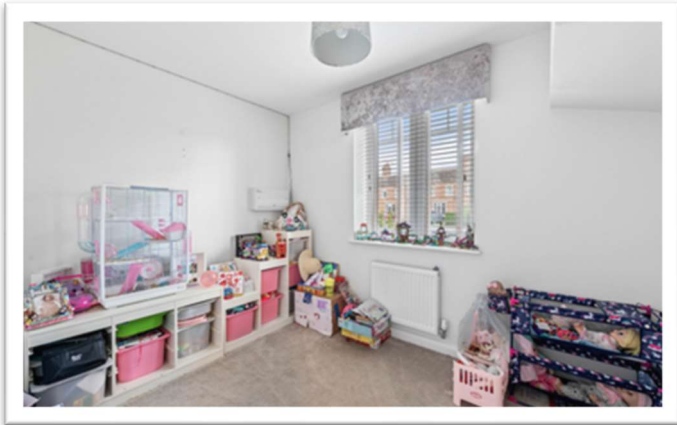
£400,000



Key Features

- Detached house
- Four bedrooms
- Lounge & study
- Open plan kitchen/dining/family room
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A modern detached house on a good sized plot in a desirable village location backing on to protected woodland. Having over 1,600 square feet of well presented accommodation comprising: entrance hall, cloakroom, study, lounge, fitted kitchen with dining/family room off and utility to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Front entrance door with side screen & fanlight above through to the:

ENTRANCE HALL

Having radiator, tiled floor, smoke alarm, built-in storage cupboard and staircase rising to first floor.

CLOAKROOM

1.89m x 1.11m (6'2" x 3'7")

Having radiator, tiled floor, close coupled WC and pedestal hand basin.

Part glazed double doors from entrance hall to the:

LOUNGE

4.32m x 3.33m (14'2" x 10'11")

Having window to front elevation and radiator.

STUDY

3.42m x 2.32 (11'2" x 7'7")

Having window to front elevation and radiator.

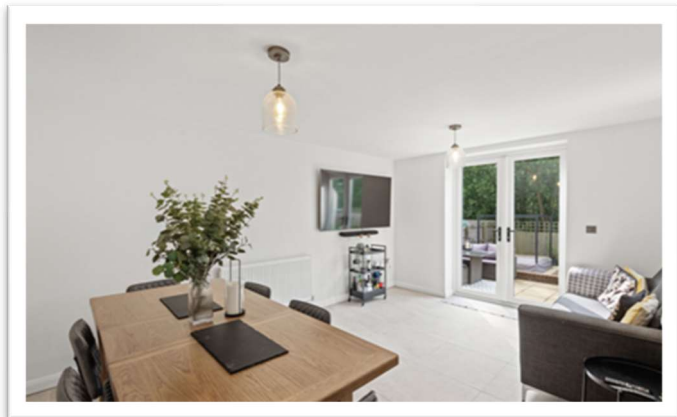
DINING KITCHEN

8.00m x 4.84m (26'2" x 15'11")

(max) Forming two areas comprising:

DINING/FAMILY AREA

Having window to side elevation, french doors to rear elevation & garden, radiator and tiled floor. Open to the:



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FITTED KITCHEN AREA

Having window to rear elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer and induction hob inset to work surface, cupboards, drawers, wine rack & integrated dishwasher under, stainless steel cooker hood over. Work surface return forming breakfast bar to one side with cupboard under. Further work surface return with cupboards & drawers under, cupboards over. Range of tall units incorporating integrated electric double oven & integrated fridge/freezer. Opening to the:

UTILITY

3.04m x 1.63m (10'0" x 5'4")

Having part glazed door to rear elevation, inset ceiling spotlights, radiator, tiled floor, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, tall larder style unit to side.

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FIRST FLOOR LANDING

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

MASTER BEDROOM

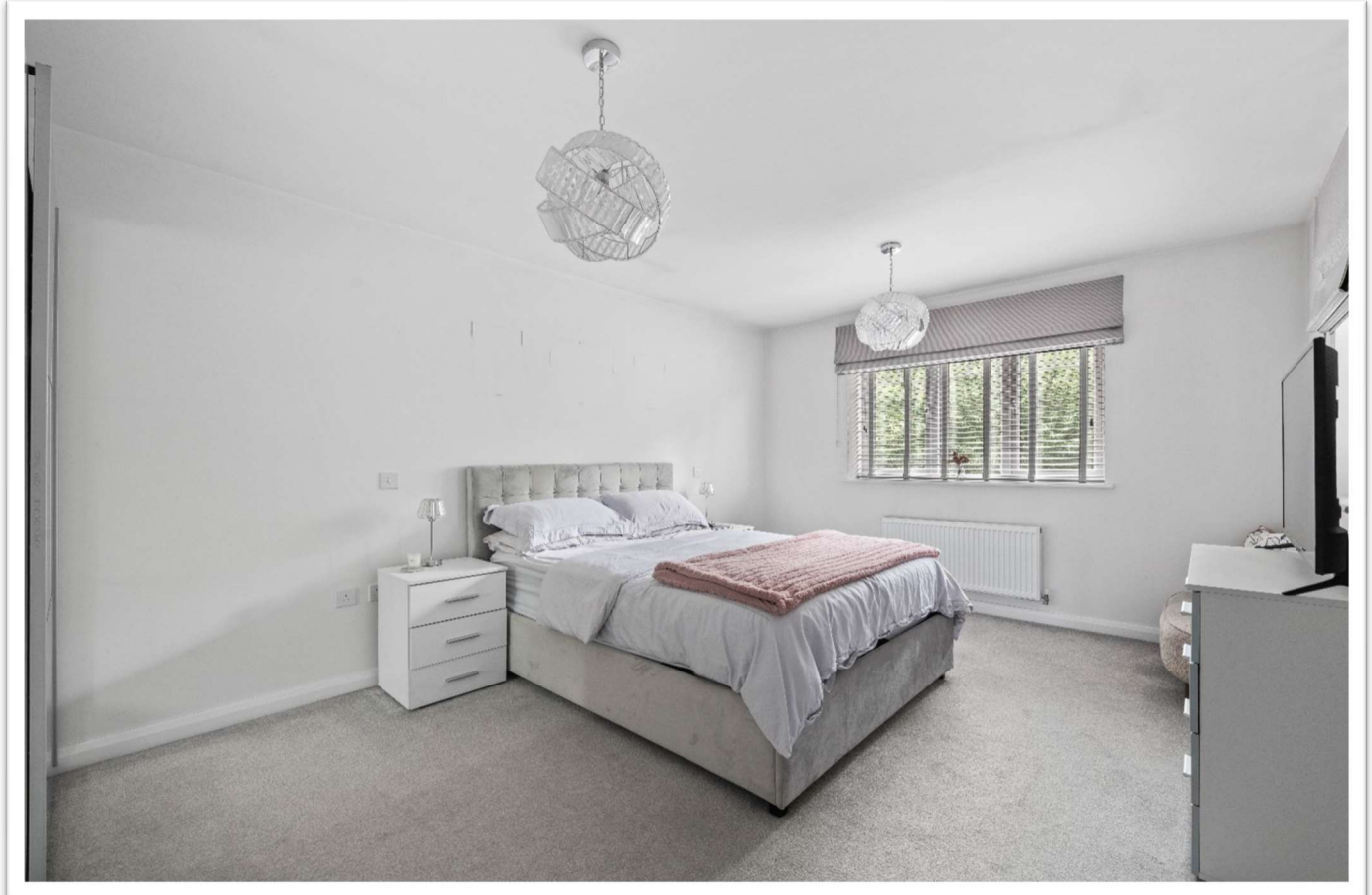
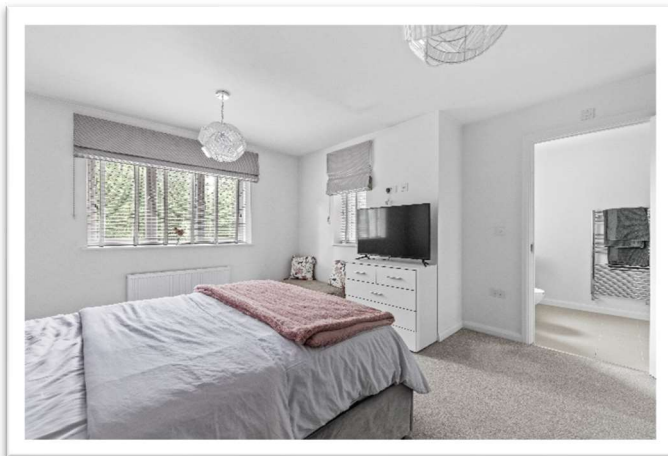
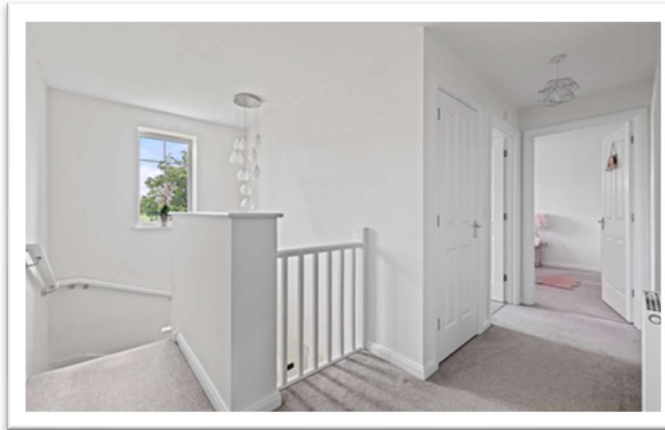
5.11m x 4.10m (16'10" x 13'6")

Having windows to side & rear elevations and radiator.

EN-SUITE

2.65m x 1.91m (8'8" x 6'4")

Having window to rear elevation, chrome heated towel rail, tiled floor and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

4.11m x 2.88m (13'6" x 9'5")

Having window to front elevation and radiator.

BEDROOM THREE

3.45m x 2.38m (11'4" x 7'10")

Having window to rear elevation and radiator.

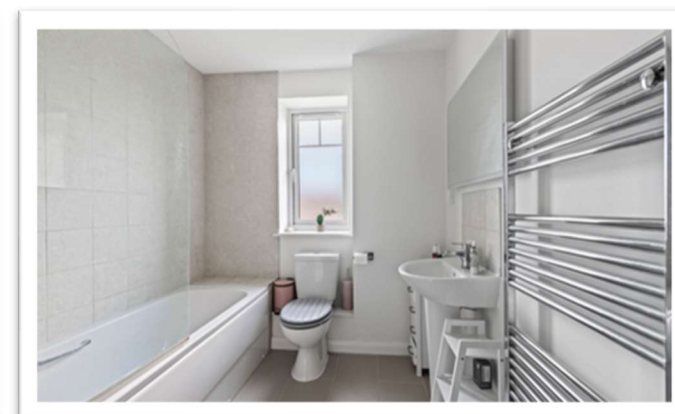
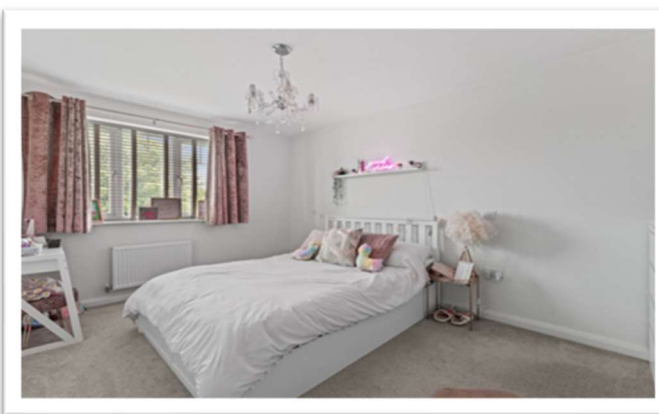
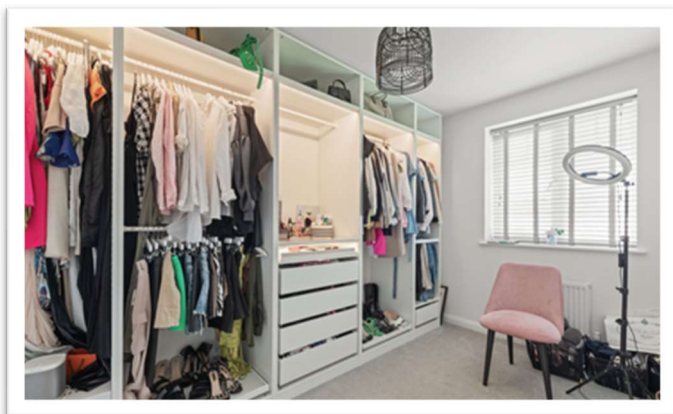
BEDROOM FOUR

3.54m x 3.29m (11'7" x 10'10")

Having window to front elevation and radiator.

BATHROOM

Having window to front elevation, chrome heated towel rail, tiled floor, tiled splashbacks & 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 is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

5.09m x 3.44m (16'8" x 11'4")

Having electric roller door, light, power and gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and having a paved patio with steps down to a lawned garden with a further paved patio.

THE PLOT

The property occupies a plot of approximately 0.15 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

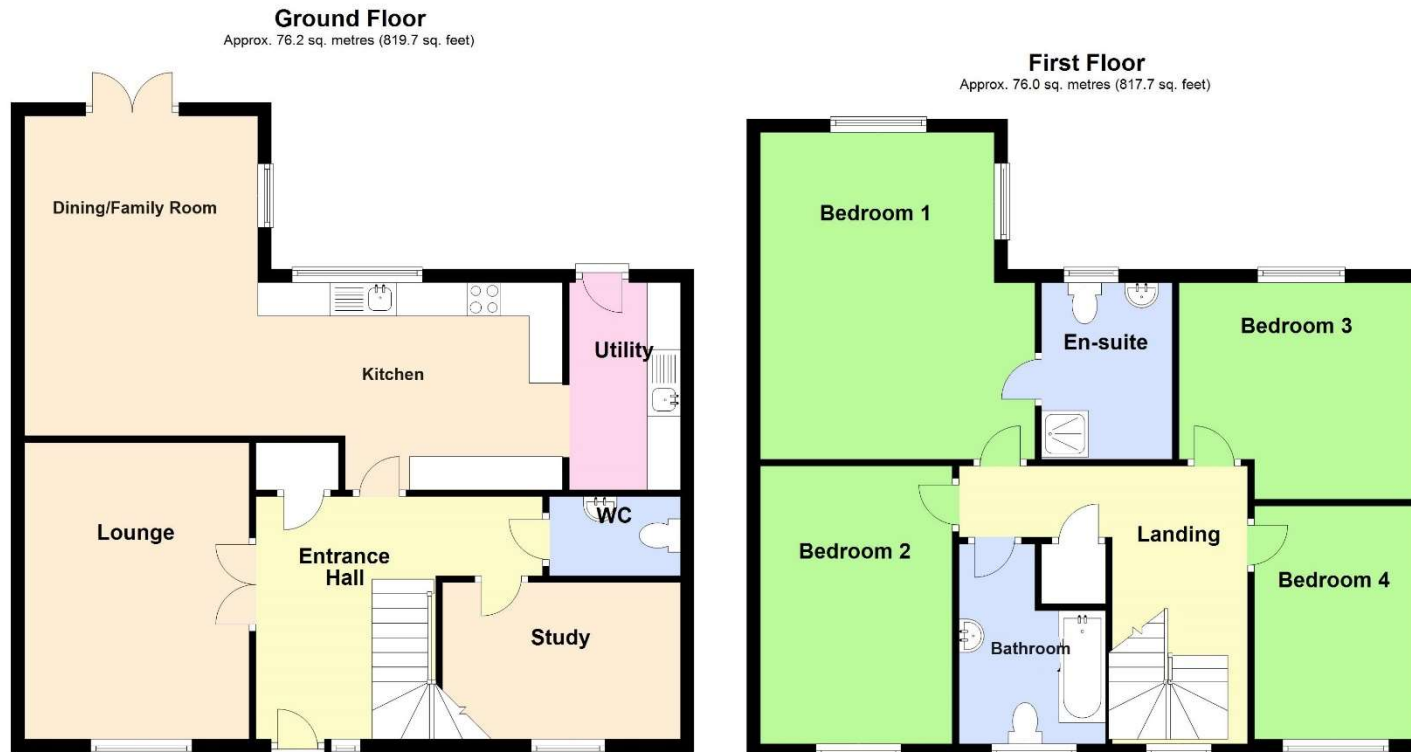




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Floorplan



Total area: approx. 152.1 sq. metres (1637.4 sq. feet)



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