



The Almonds, Green Lane, Kirton, Boston, PE20 1DY



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Freehold

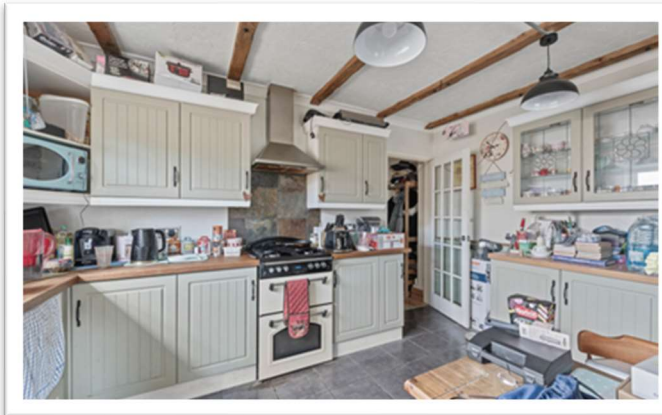
£175,000



Key Features

- Semi-detached bungalow
- Two double bedrooms
- Lounge, dining kitchen & breakfast room
- Front & rear garden
- Off-road parking & garage
- Gas central heating
- Village location
- EPC rating D





A semi-detached bungalow in a village location with off-road parking and a garage to the rear. Having accommodation comprising: entrance lobby, lounge, inner hall, dining kitchen, breakfast room, two double bedrooms and shower room. Outside the property has enclosed front, side & rear gardens. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE LOBBY

Having further part glazed door to the:

LOUNGE

4.70m x 4.24m (15'5" x 13'11")

Having window to front elevation, coved ceiling with feature beams & moulded ceiling rose, radiator, dado rail, laminate flooring, television aerial & telephone connection points and brick built fireplace with stone hearth, inset multi-fuel burner and wooden beam surround.

INNER HALL

Having coved ceiling, laminate flooring and access to large roof space with drop down ladder.

DINING KITCHEN

4.06m x 3.33m (13'4" x 10'11")

Having window to side elevation, coved ceiling with feature beams, radiator, tiled floor and wood panelling to dado height. Fitted with a range of base & wall units with oak work surfaces comprising: belfast style sink with mixer tap inset to work surface, cupboard, drawers, wicker baskets, space & plumbing for automatic washing machine under, cupboards & shelving over.

Work surface return with space for gas cooker, cupboards under, cupboards & stainless steel cooker hood over. Further work surface with cupboards under, glazed display units over. Archway to the:

BREAKFAST ROOM

3.35m x 2.31m (11'0" x 7'7")

Having window to rear elevation, part glazed door to side elevation, coved & textured ceiling, radiator, continuation of tiled floor and floorstanding multi-fuel burner with tiled back.

BEDROOM ONE

3.30m x 3.05m (10'10" x 10'0")

Having window to side elevation, coved ceiling, radiator and laminate flooring.

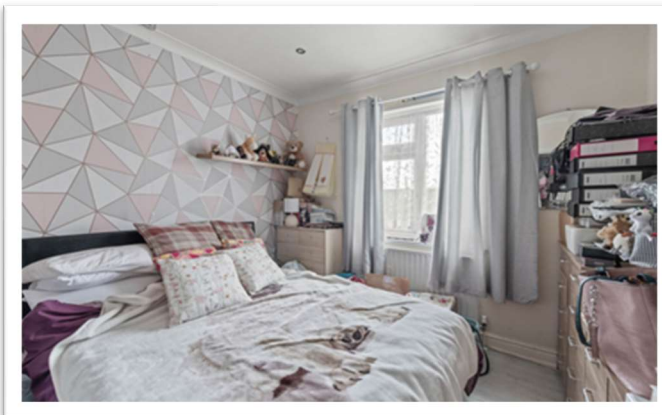
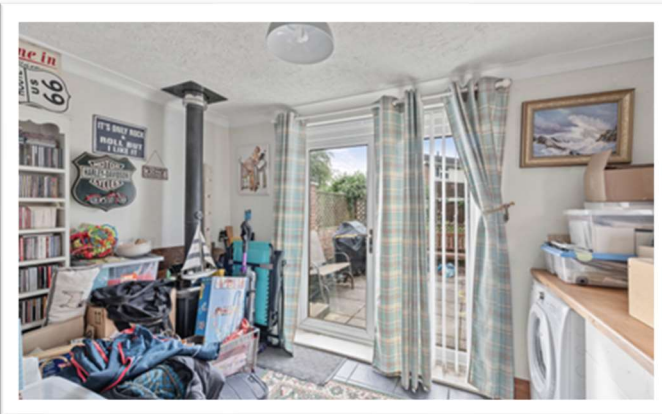
BEDROOM TWO

3.30m x 3.05m (10'10" x 10'0")

Having window to side elevation, coved ceiling, radiator and laminate flooring.

SHOWER ROOM

Having window to side elevation, coved ceiling, radiator, tiled floor, tiled splashbacks and built-in airing cupboard with shelving and gas fired combination boiler providing for both domestic hot water & heating. Fitted with a suite comprising: shower enclosure with mermaid board splashback & shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

The property has gated pedestrian access from Green Lane which leads to the front garden which is enclosed and laid to lawn with a footpath leading to a pergola over the side entrance door. There is also a gravelled area to the side and a paved patio.

REAR GARDEN

To the rear of the property there is a paved patio, a raised bark chipped garden with various shrubs and a garden shed. A five bar gate off Hardwick Estate gives access to a gravelled area which provides off-road parking and leads to the:

GARAGE

Having up-and-over door, side service door, light, power and attached store.

SERVICES

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

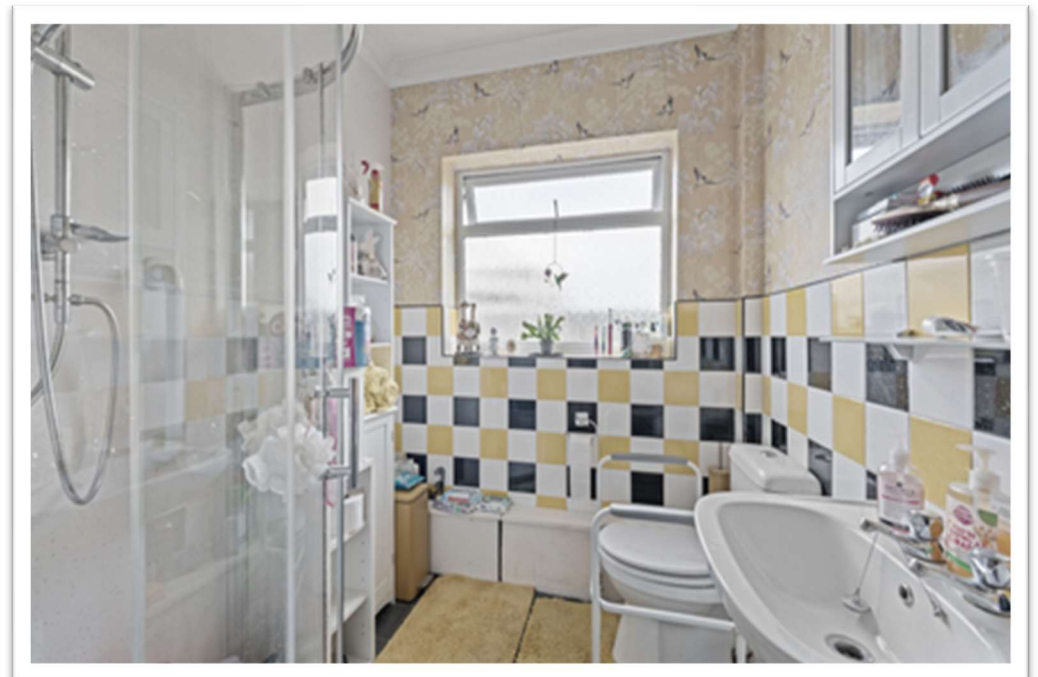
VIEWING

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.

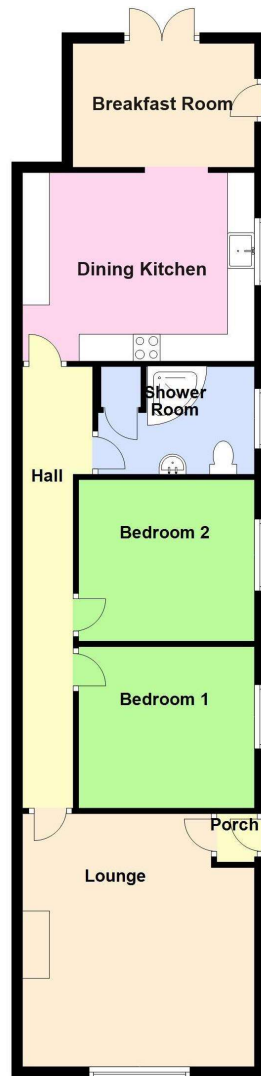




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 79.5 sq. metres (855.4 sq. feet)



 **NEWTON FALLOWELL**

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