



23 Swift Gardens, Kirton, Boston, PE20 1EQ



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Freehold

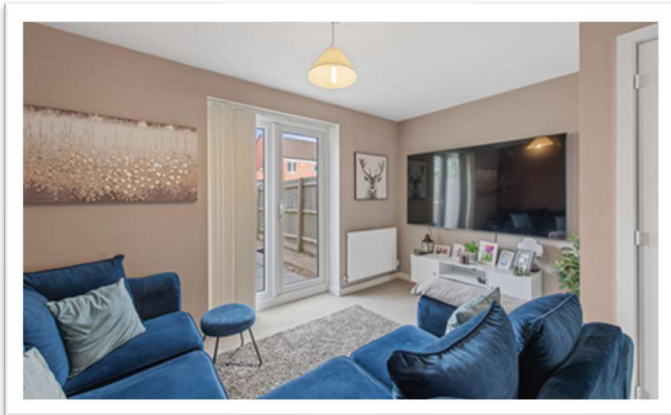
£140,000



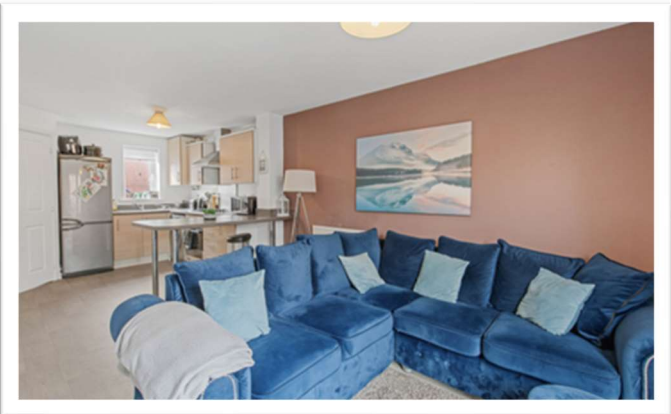
Key Features

- Terrace house
- Two bedrooms
- Open plan lounge/kitchen
- Cloakroom & bathroom
- Allocated parking to front
- Enclosed rear garden
- EPC rating B





A terraced house situated in the popular village of Kirton and ideal for first time buyers. Having accommodation comprising: entrance hall, open plan lounge/kitchen and cloakroom to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an allocated parking space to the front and a low maintenance enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, smoke alarm and staircase rising to first floor.

OPEN PLAN LOUNGE/KITCHEN

6.76m x 3.75m (22'2" x 12'4")

Forming two areas comprising:

KITCHEN AREA

Having window to front elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink inset to work surface, cupboards under, space for upright fridge/freezer to side.

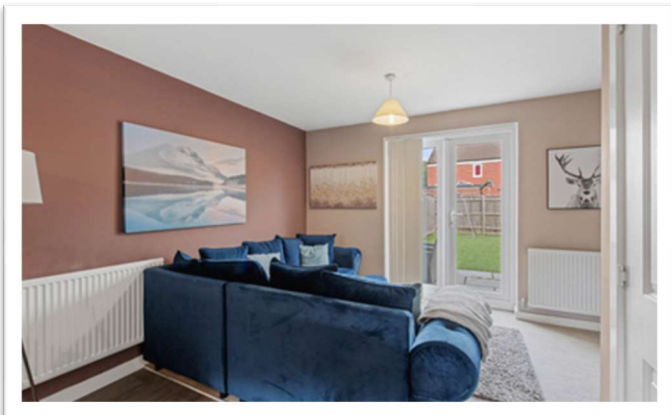
Work surface return with inset gas hob, integrated electric oven, cupboard, drawers, space & plumbing for automatic washing machine under, cupboards, stainless steel cooker hood & cupboard housing gas fired combination boiler providing for both domestic hot water & heating over. Further work surface return forming breakfast bar. Opening to the lounge and door to the:

CLOAKROOM

Having radiator, extractor, close coupled WC and pedestal hand basin.

LOUNGE

Having french doors to rear elevation & garden and two radiators.



FIRST FLOOR LANDING

Having smoke alarm and access to roof space.

BEDROOM ONE

3.75m x 2.38m (12'4" x 7'10")

Having window to rear elevation and radiator.

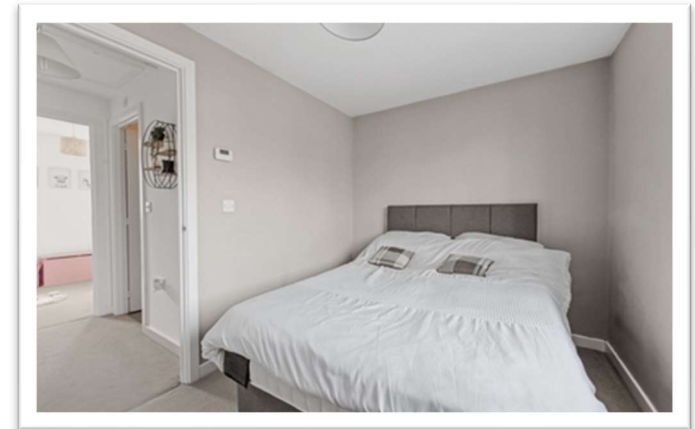
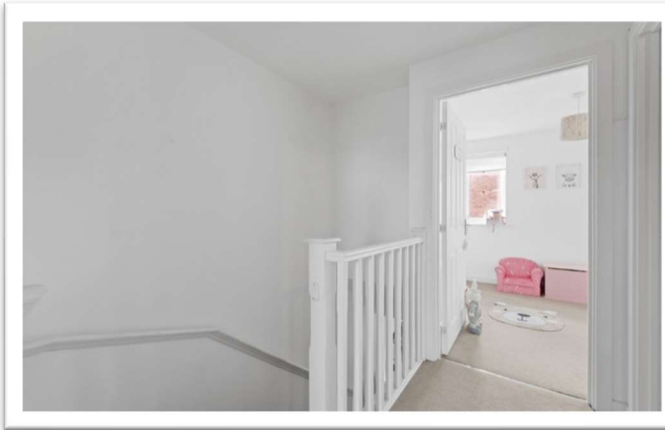
BEDROOM TWO

3.79m x 2.36m (12'5" x 7'8")

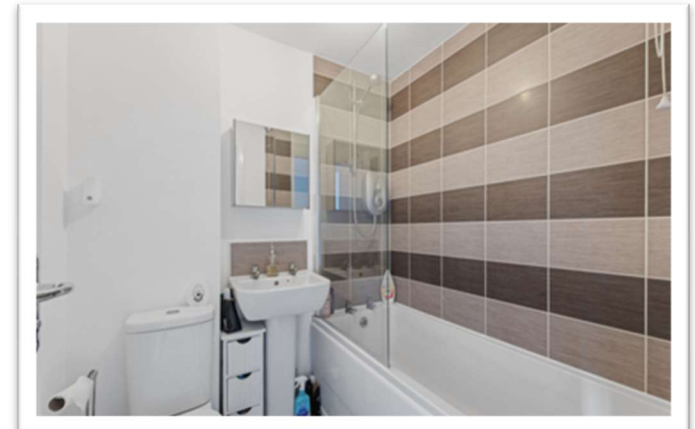
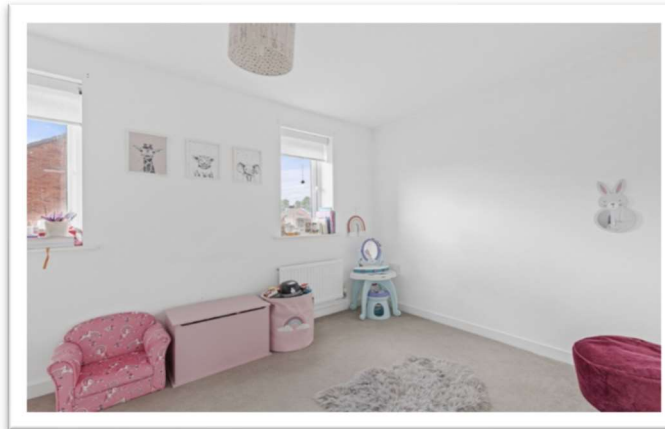
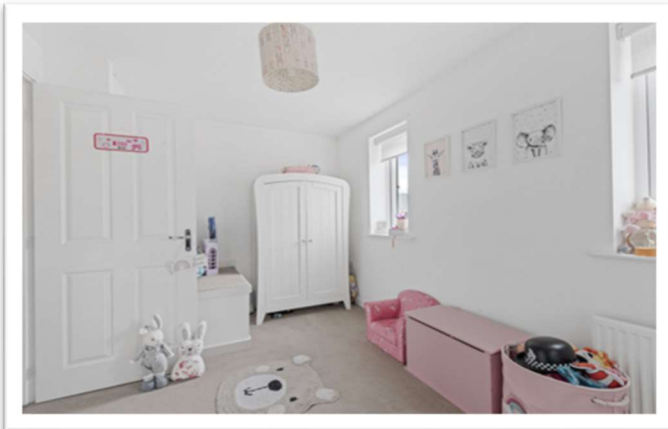
Having two windows to front elevation and radiator.

BATHROOM

Having radiator, extractor, tiled splashbacks, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is an allocated parking space.

REAR GARDEN

Being enclosed with rear access. Having artificial grass, paved patio & footpath.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving 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.

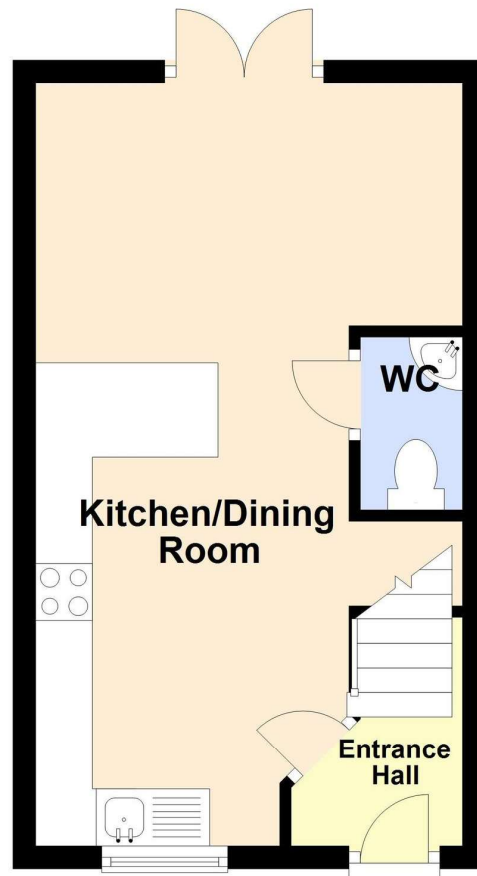
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Floorplan

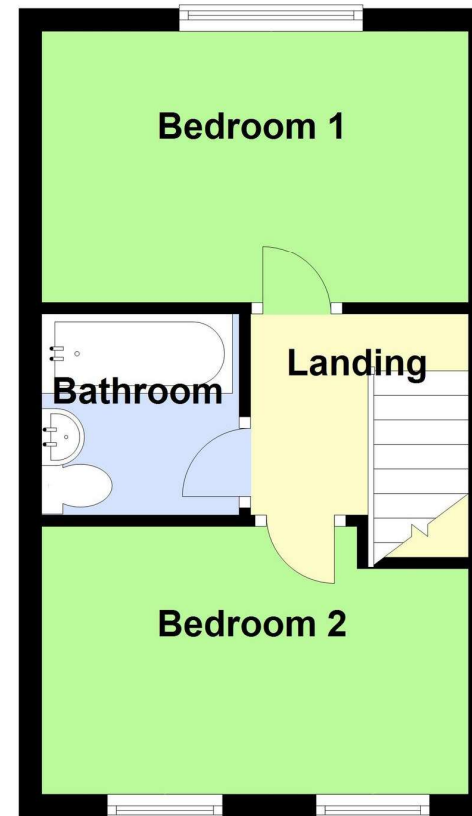
Ground Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Total area: approx. 50.6 sq. metres (544.8 sq. feet)

 **NEWTON FALLOWELL**

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