



3a King Street, Kirton, Boston, PE20 1HX



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Freehold

£289,950



Key Features

- Detached house
- Four bedrooms
- Lounge & study/dining room
- Kitchen & utility
- Cloakroom, bathroom & separate WC
- Driveway & garage with attached garden room
- Enclosed rear garden
- Plot approx. 0.20 acre (STS)
- NO CHAIN - EPC rating C





A deceptively spacious detached house on a good sized plot in a popular village location. Having over 1,500 square feet of accommodation comprising: entrance hall, cloakroom, kitchen, lounge, study/dining room and utility to ground floor. Four bedrooms, bathroom and separate WC to first floor. Outside the property has a front garden, a driveway providing off-road parking, a detached garage with attached garden room and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, parquet flooring, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to side elevation, tiled floor and low level WC.

KITCHEN

4m x 4.15m (13'1" x 13'7")

Having two windows to front elevation, window & part glazed door to side elevation, coved ceiling, radiator, tile effect flooring and cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, stainless steel & glass cooker hood over. Further work surface return with cupboards & drawers under, cupboards over. Tall unit to side housing integrated electric double oven with drawer under, cupboard over and further tall unit to side housing integrated fridge/freezer.







LOUNGE

4m x 6.85m (13'1" x 22'6")

Having bay window to rear elevation, french doors to side elevation, window to side elevation, coved ceiling, picture rail, two radiators, parquet flooring, wall light points and stone fireplace with tiled hearth and plinth to side.

STUDY/DINING ROOM

3m x 3.32m (9'10" x 10'11")

Having windows to side & rear elevations, coved ceiling, picture rail, radiator and parquet flooring.

UTILITY

1.9m x 2.1m (6'2" x 6'11")

Having window to side elevation, tile effect flooring, stainless steel sink with drainer & mixer tap inset to work surface, space & plumbing for automatic washing machine & tumble dryer under and wall mounted cupboard.



FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

BEDROOM ONE

4m x 4.16m (13'1" x 13'7")

Having two windows to front elevation, coved ceiling, radiator and wood flooring.

BEDROOM TWO

4m x 4.6m (13'1" x 15'1")

(max) Having bay window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

2.9m x 3.94m (9'6" x 12'11")

Having window to side elevation, coved ceiling and radiator.

BEDROOM FOUR

3m x 3.32m (9'10" x 10'11")

Having windows to side & rear elevations, coved ceiling and radiator.

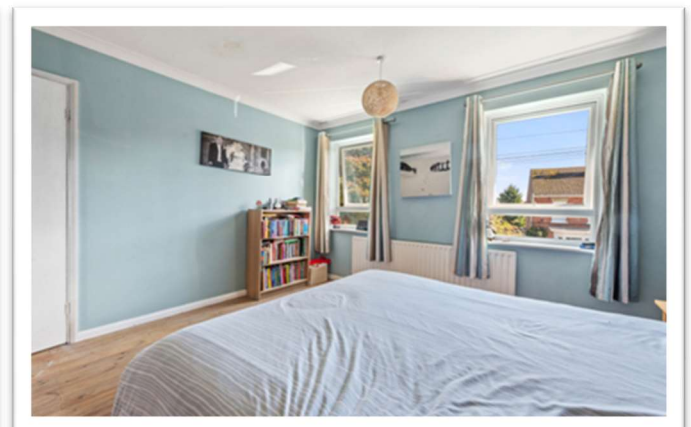
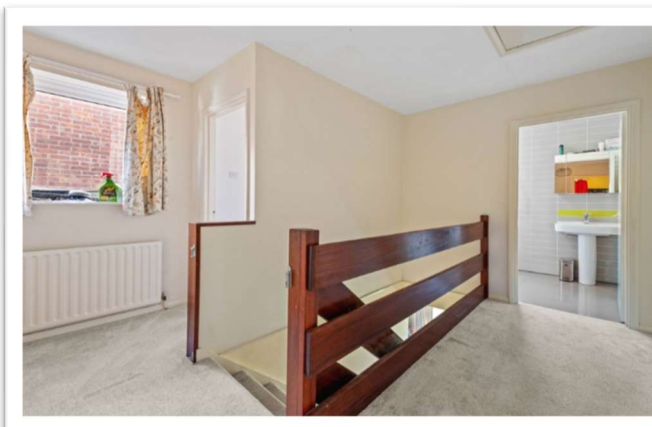
BATHROOM

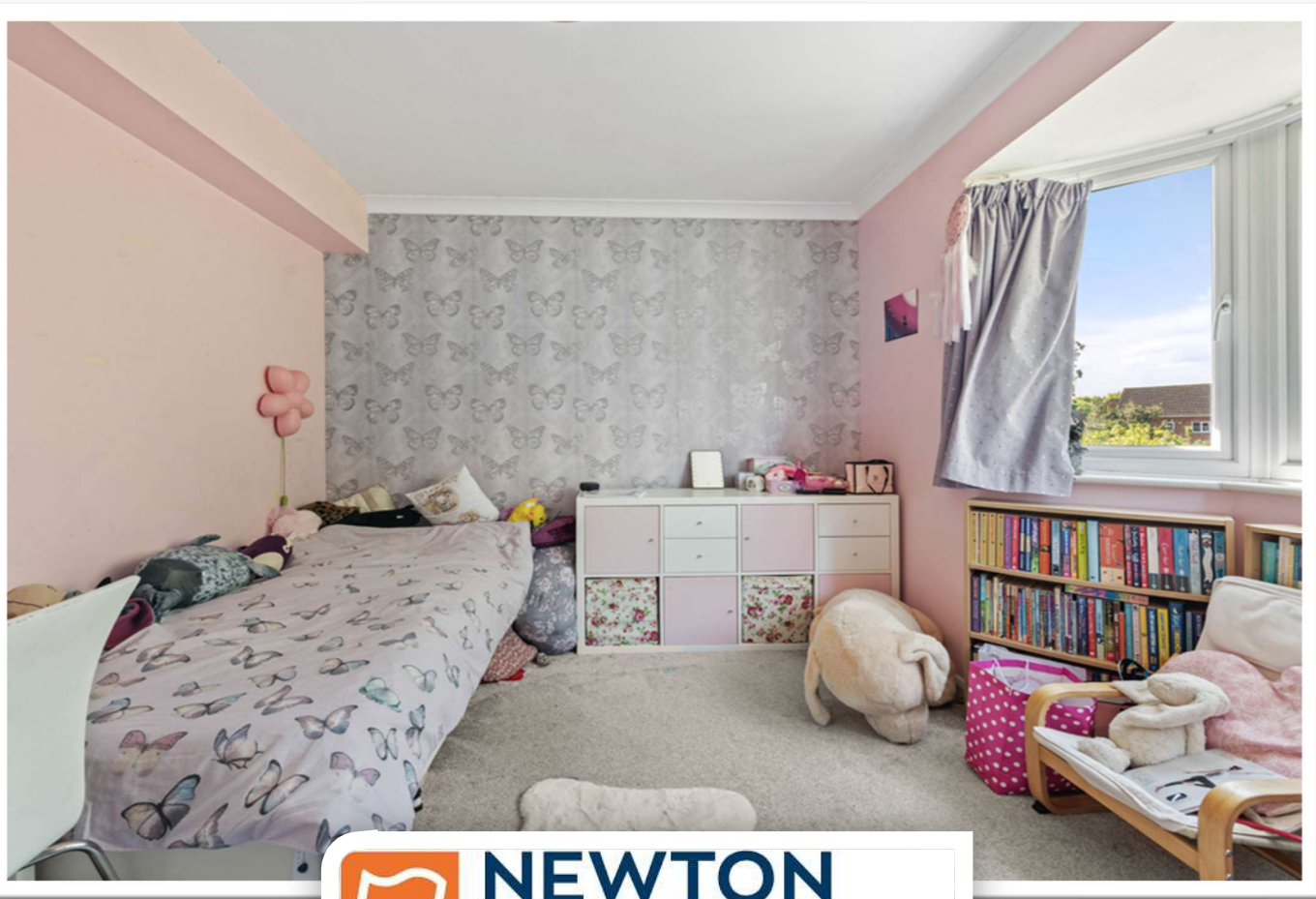
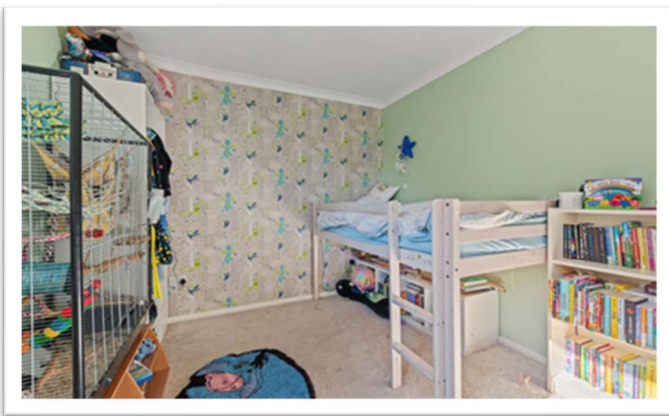
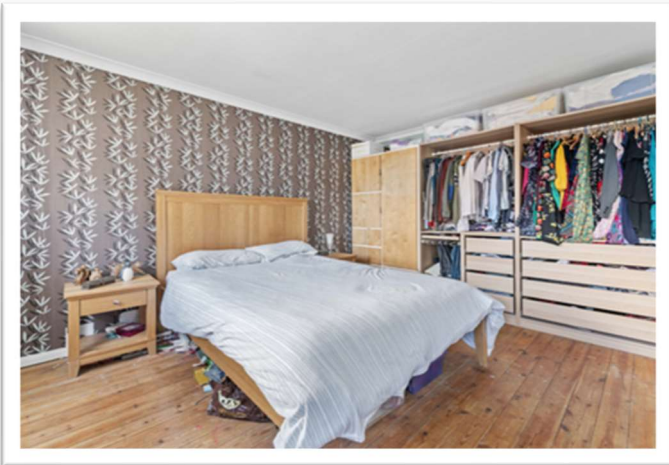
1.76m x 3.32m (5'10" x 10'11")

Having window to front elevation, radiator, tiled floor, part tiled walls, shaped bath with mixer shower fitting & anti-splash screen over and pedestal hand basin.

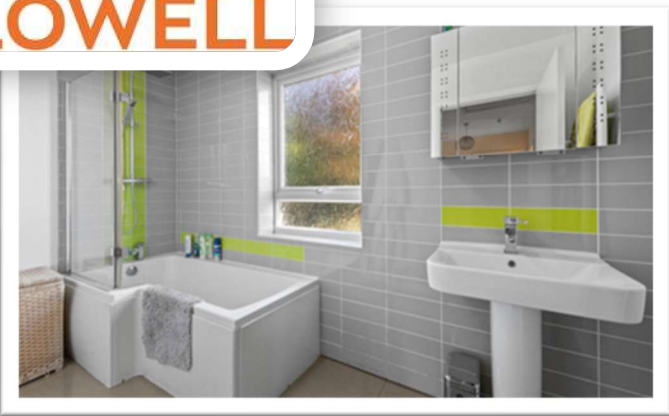
SEPARATE WC

Having window to side elevation and close coupled WC.





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EXTERIOR

To the front of the property there is a lawned garden with borders. Gated access leads to a gravelled driveway which provides off-road parking which extends down the side of the property to the:

DETACHED GARAGE

Of brick & tile construction with up-and-over door, door to workshop/storage area and attached garden room with glazed entrance door and windows to side & rear.

REAR GARDEN

Being enclosed and majority laid to lawn with established trees, having a paved patio and a wildlife area to the far rear.

THE PLOT

The property occupies a plot of approximately 0.20 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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

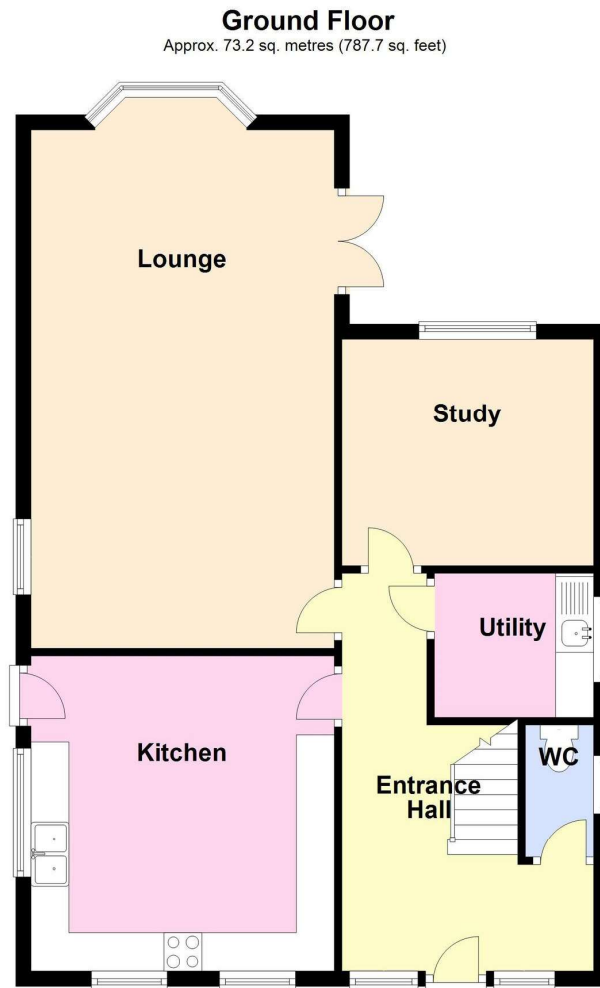




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Floorplan



Total area: approx. 146.8 sq. metres (1580.7 sq. feet)



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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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