



The Rookery, Horseshoe Lane, Kirton, Boston, PE20 1LJ



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Freehold

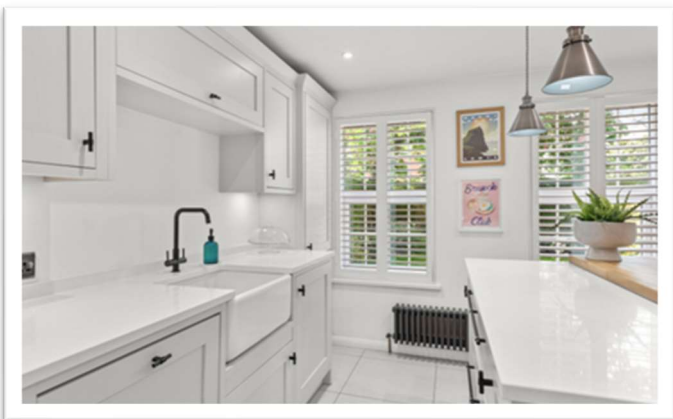
£325,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Conservatory
- Cloakroom, en-suite & bathroom
- Driveway & double garage/games room
- Enclosed rear garden
- Plot approx. 0.23 acre (STS)
- EPC rating C





A detached house in a pleasant village location with easy access to the A16 and on a good sized plot of approximately 0.23 acre, subject to survey.

Beautifully updated by the current owners and having over 1,350 square feet of well presented accommodation comprising: entrance porch, entrance hall, cloakroom, lounge with feature media wall, re-fitted dining kitchen with integrated appliances and conservatory to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor.

Outside the property has a front garden, a driveway providing off-road parking, a double garage which is currently being used as a games room with attached store/utility and a well maintained enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE PORCH

Having wall light point and glazed double doors through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, wall light points, glazed door to conservatory, staircase rising to first floor and understairs storage cupboard.

#### CLOAKROOM

Having tile effect flooring, close coupled WC and hand basin.

#### LOUNGE

5.82m x 3.89m (19'1" x 12'10")

Having two windows to front elevation, sliding patio doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, radiator, wall panelling effect to dado height and feature media wall with contemporary three sided panoramic high definition log fuel bed.

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### DINING KITCHEN 5.66m x 2.97m (18'7" x 9'8")

Having two windows to front elevation, inset ceiling spotlights, radiator and tiled floor.

Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: Belfast style sink with mixer tap & electric hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & concealed cooker hood over. Tall unit to side housing integrated electric oven with cupboards under and over, further tall unit to side.

Further work surface with cupboards, drawers & integrated wine cooler under. Further work surface with cupboards & drawers under, breakfast bar with solid oak surface to one side. French doors with side screens to the:

### CONSERVATORY 4.60m x 3.48m (15'1" x 11'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, two radiators, fitted blinds and wood flooring.



### FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling, radiator, wall light points and access to roof space.

### MASTER BEDROOM

4.14m x 3.86m (13'7" x 12'8")

Having two windows to front elevation, coved ceiling, radiator and built-in cupboard.

### EN-SUITE

Having window to rear elevation, coved ceiling, chrome heated towel rail, extractor, tiled walls and tile effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under, mirror over.

### BEDROOM TWO

4.29m x 2.72m (14'1" x 8'11")

Having two windows to rear elevation and radiator.

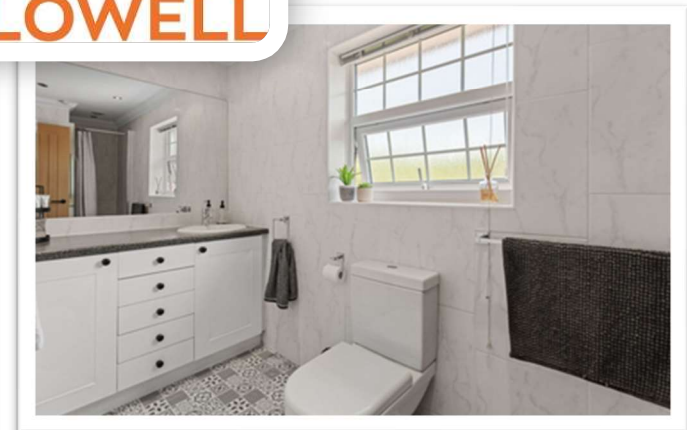
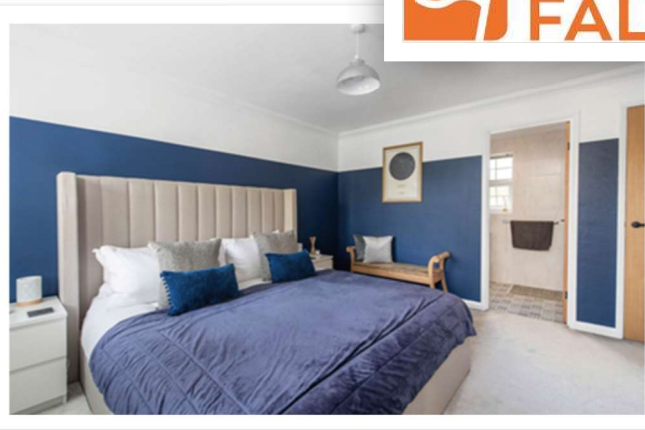
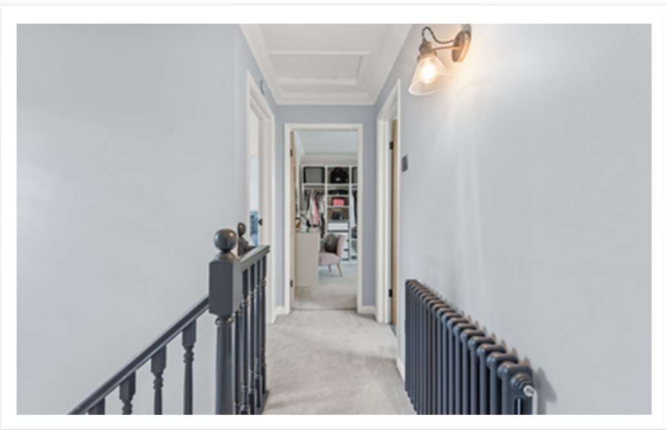
### BEDROOM THREE

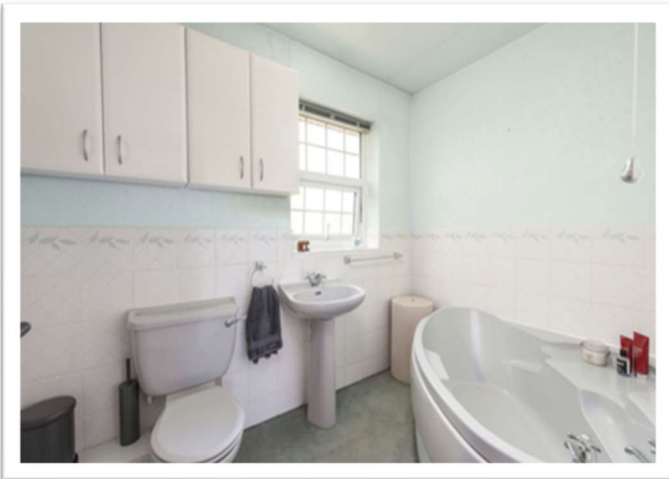
2.97m x 2.97m (9'8" x 9'8")

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

### BATHROOM

Having window to front elevation, radiator, tiling to dado height and wall cupboards. Fitted with a suite comprising: corner panelled bath, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is a shaped lawn with borders. A gravelled driveway provides ample off-road parking and leads to the:

## DOUBLE GARAGE

5.36m x 5.31m (17'7" x 17'5")

(currently used as a games room) Boarded out and having door to side, light and power. Door to the:

## STORE/UTILITY

1.73m x 1.63m (5'8" x 5'4")

Having space & plumbing for automatic washing machine.

## REAR GARDEN

Being fully enclosed by hedging with side access gate. Having paved patio, pond, shaped lawn with central flower bed & extensive well stocked borders, various trees, plants & shrubs etc., garden shed, greenhouse and outside tap.

## THE PLOT

The property occupies a plot of approximately 0.23 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

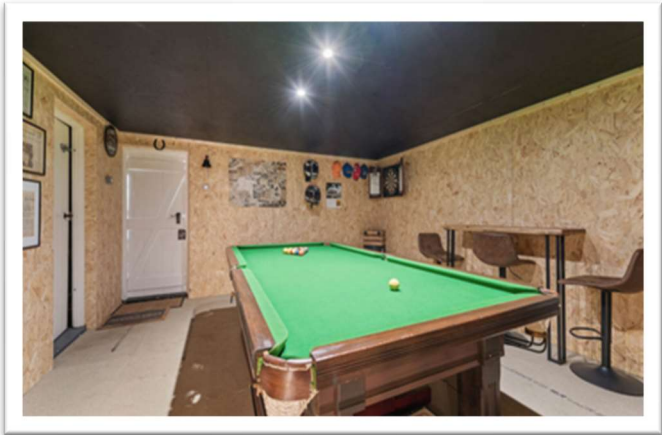
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





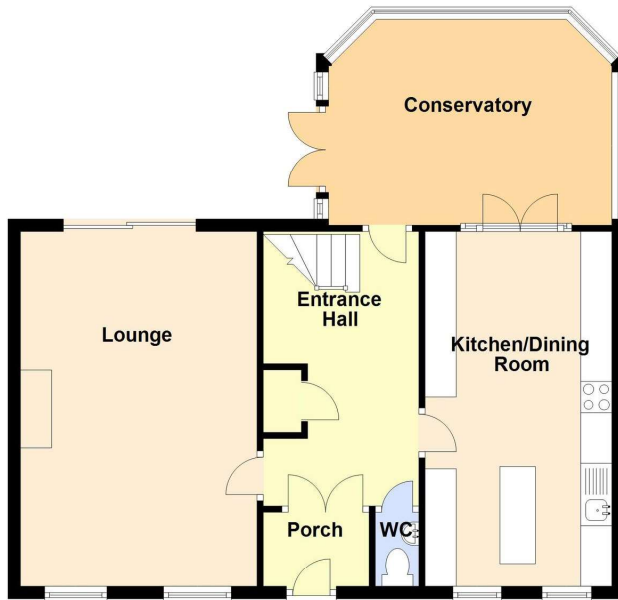


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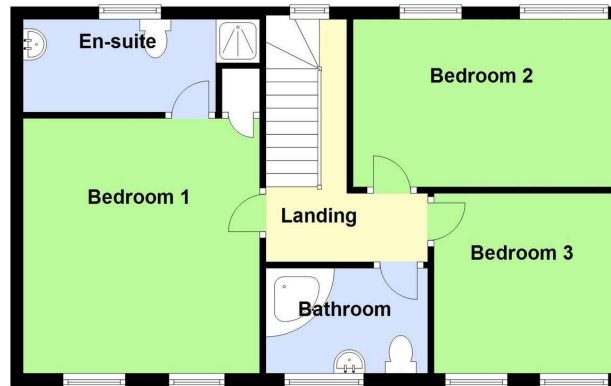


# Floorplan

**Ground Floor**  
Approx. 64.0 sq. metres (689.1 sq. feet)



**First Floor**  
Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.2 sq. feet)



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**AGENT'S NOTES**

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