



1 Swift Gardens, Kirton, Boston, PE20 1EQ

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Freehold

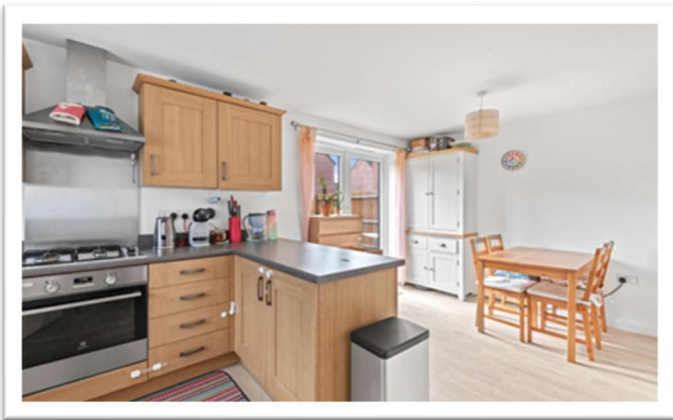
£230,000



## Key Features

- Detached house
- Three bedrooms
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





A detached house in a popular village location overlooking a green area to the front. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen and utility to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed side entrance door with canopy over through to the:

#### ENTRANCE HALL

Having windows to front & side elevations, radiator, smoke alarm, wood effect flooring, understairs storage cupboard and staircase rising to first floor.

#### CLOAKROOM

0.95m x 1.63m (3'1" x 5'4")

Having radiator, close coupled WC and corner hand basin.

#### LOUNGE

3.71m x 3.92m (12'2" x 12'11")

Having window to front elevation and radiator.

#### DINING KITCHEN

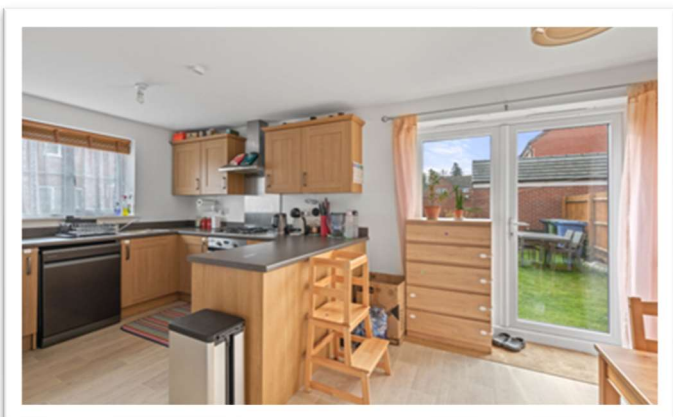
2.82m x 5.51m (9'4" x 18'1")

Having window to side elevation, french doors to rear elevation & garden, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, space for upright fridge/freezer to side. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & cooker hood over. Further work surface return with cupboards under.

#### UTILITY

2.32m x 1.63m (7'7" x 5'4")

Having part glazed door to side elevation, wood effect flooring, work surface with cupboards, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over.









### FIRST FLOOR LANDING

Having window to side elevation and built-in cupboard.

### MASTER BEDROOM

3.28m x 3.9m (10'10" x 12'10")

Having window to front elevation and radiator.

### EN-SUITE

1.78m x 1.79m (5'10" x 5'11")

Having windows to front & side elevations, radiator, tile effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO

2.88m x 2.9m (9'5" x 9'6")

Having window to rear elevation and radiator.

### BEDROOM THREE

2.54m x 2.9m (8'4" x 9'6")

Having window to side elevation and radiator.

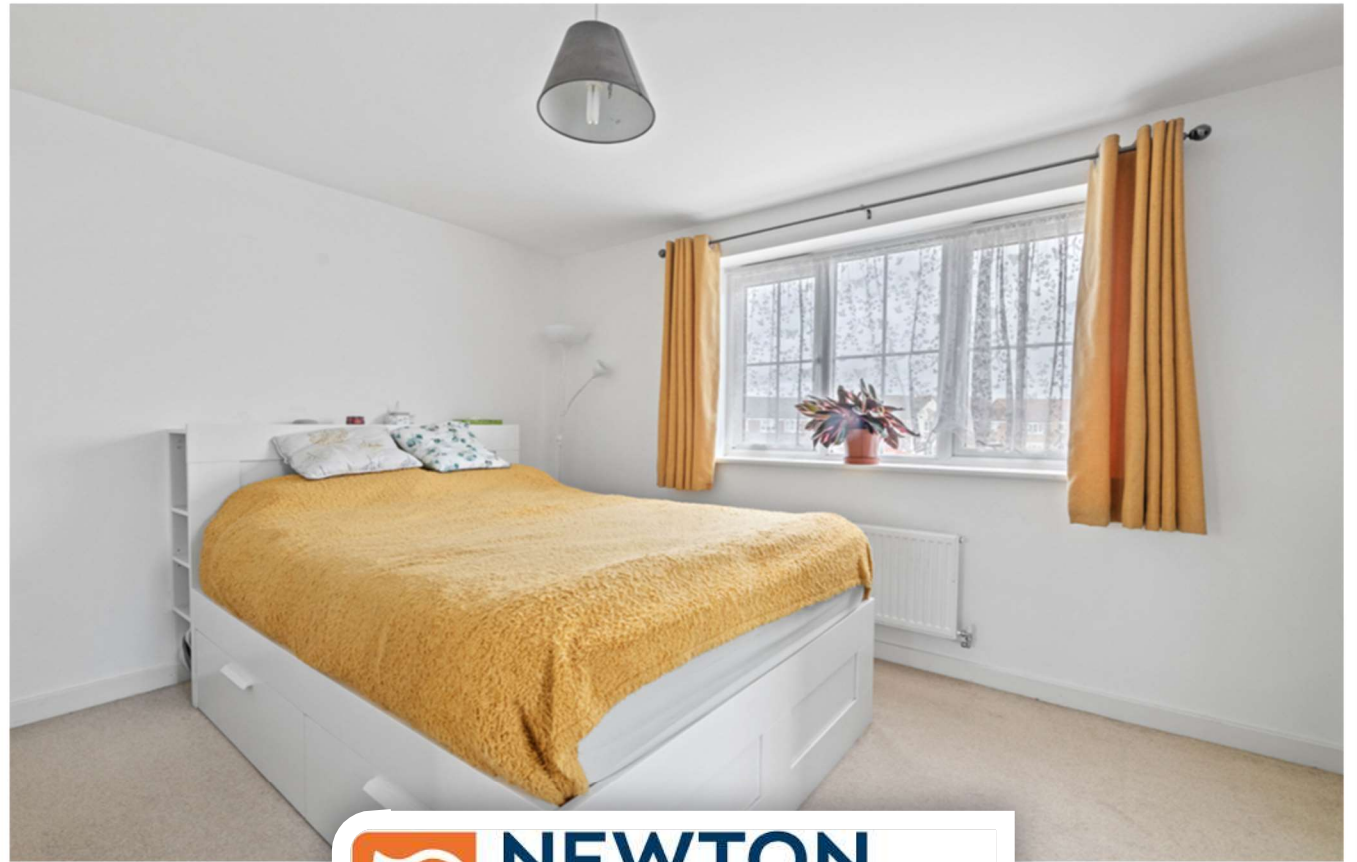
### BATHROOM

1.66m x 2.07m (5'5" x 6'10")

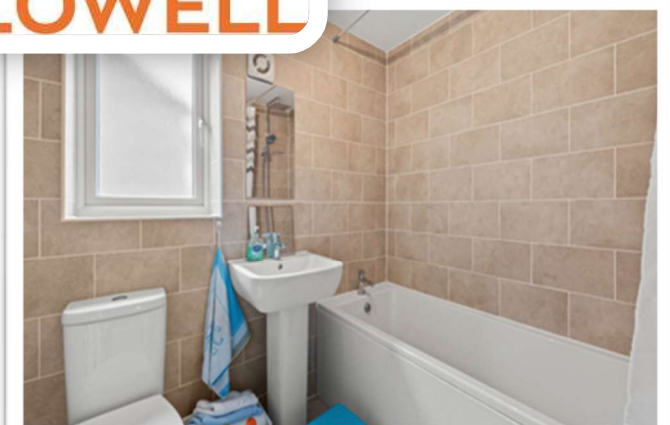
Having window to side elevation, radiator, extractor, tile effect flooring, tiled walls, panelled bath with shower over, close coupled WC and pedestal hand basin.







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### EXTERIOR

To the front & side of the property there is a lawned garden with shrubs and a paved footpath leading to the front entrance door. To the rear of the property there is a driveway which provides off-road parking leading to the:

### GARAGE

Of brick & tile construction and having up-and-over door, part glazed door to rear garden, light and power.

### REAR GARDEN

Being enclosed by brick walls & fencing and laid to lawn with borders.

### 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.

### 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.

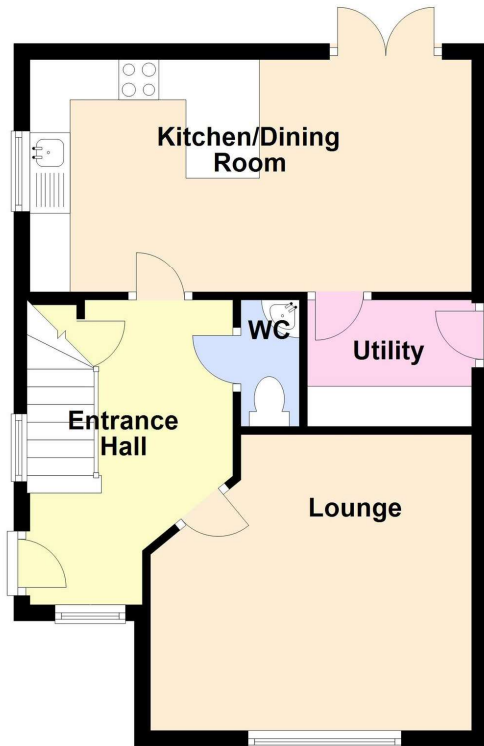
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## Floorplan

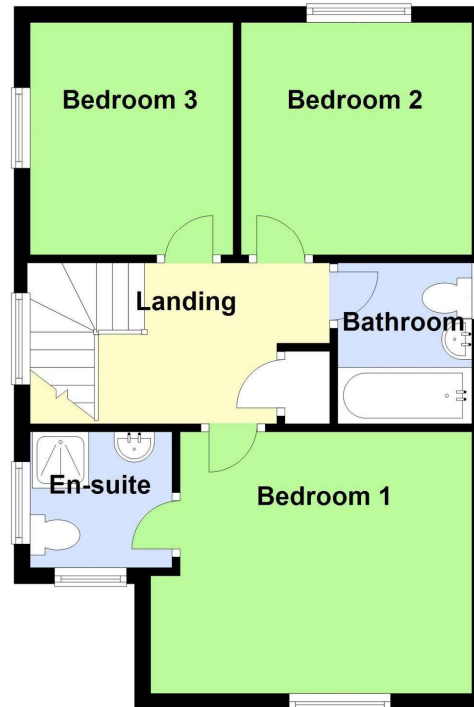
### Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



### First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



Total area: approx. 87.2 sq. metres (938.4 sq. feet)



*Green area to front*

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