



12 The Paddock, Kirton, Boston, PE20 1LA



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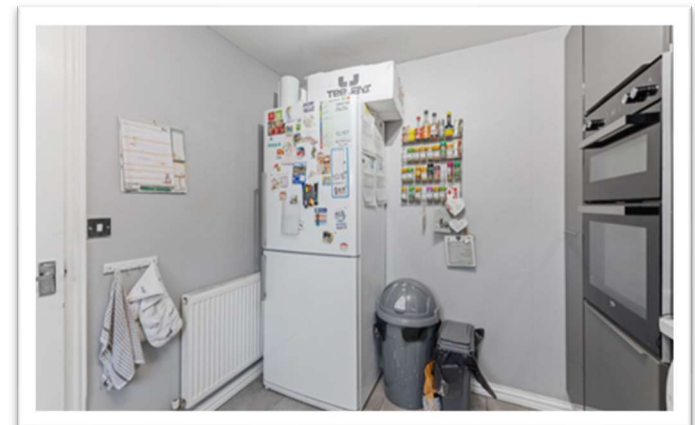
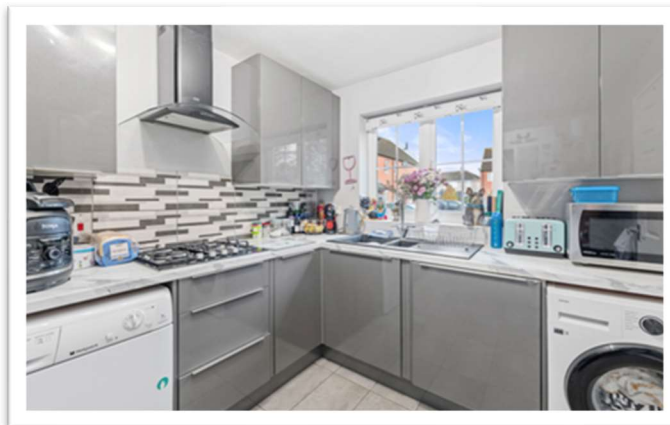
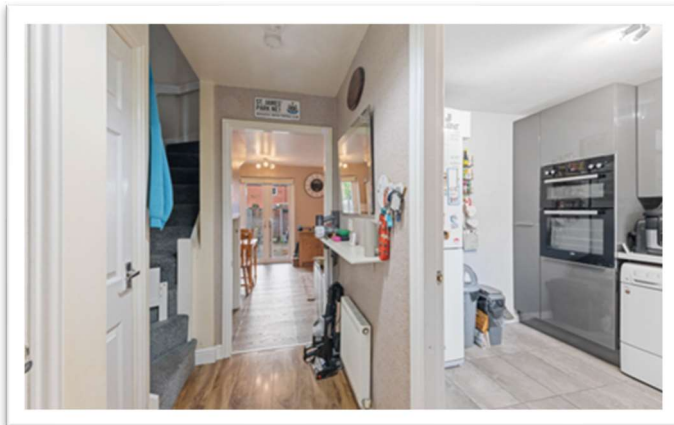
Leasehold

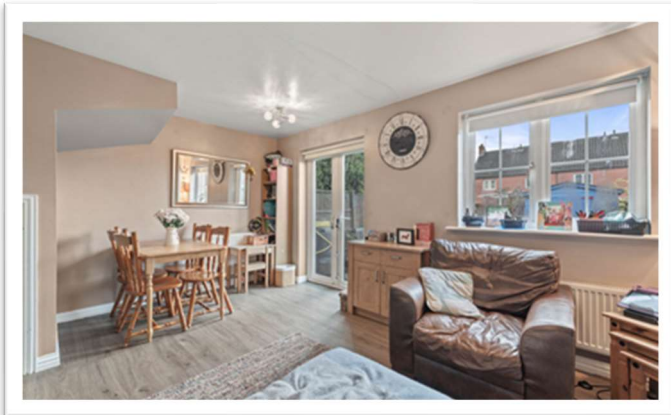
50% Shared ownership £73,000



Key Features

- 50% shared ownership
- Terrace house
- Three bedrooms
- Kitchen & lounge/diner
- Cloakroom & bathroom
- Allocated parking
- Low maintenance enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A 50% shared ownership terrace house situated in the popular and well served village of Kirton. Having accommodation comprising: entrance hall, cloakroom, kitchen and lounge/diner to ground floor. Three bedrooms and bathroom to first floor. Outside the property has an allocated parking space, a front garden and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having radiator, wood effect flooring, built-in cupboard and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

KITCHEN

3.2m x 2.55m (10'6" x 8'5")

Having window to front elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset gas hob, cupboard, drawers & space for tumble dryer under, cupboards & extractor over. Tall unit to side housing integrated electric double oven with cupboards under & over and slimline tall unit to side.

LOUNGE/DINER

4.74m x 3.8m (15'7" x 12'6")

Having window & french doors to rear elevation, two radiators, wood effect flooring and understairs storage cupboard.



FIRST FLOOR LANDING

Having access to roof space and built-in cupboard.

BEDROOM ONE

4.2m x 2.64m (13'10" x 8'8")

(max) Having window to front elevation and radiator.

BEDROOM TWO

2.8m x 2.64m (9'2" x 8'8")

Having window to rear elevation and radiator.

BEDROOM THREE

2.2m x 2m (7'2" x 6'7")

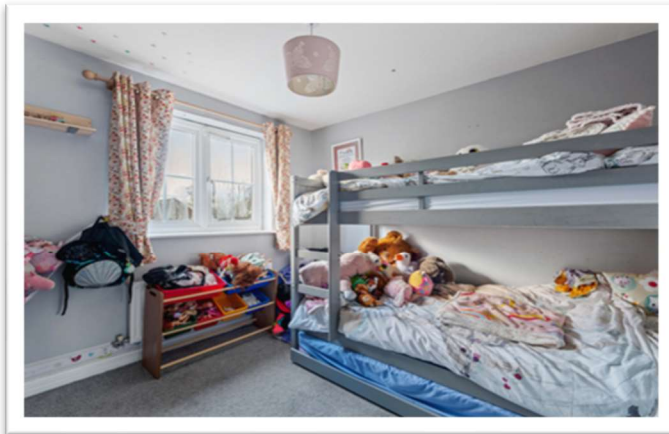
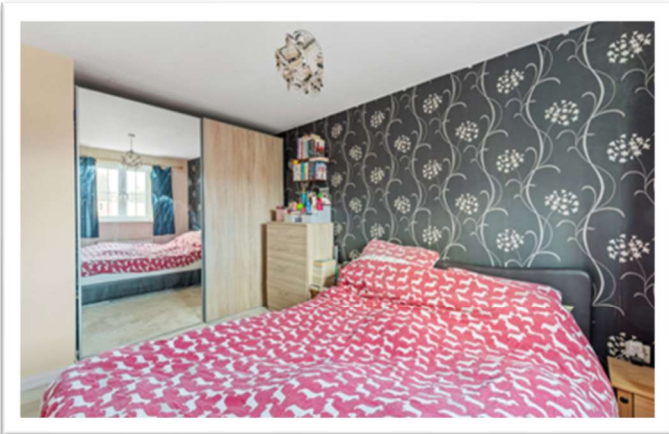
Having window to front elevation, radiator and built-in cupboard.

BATHROOM

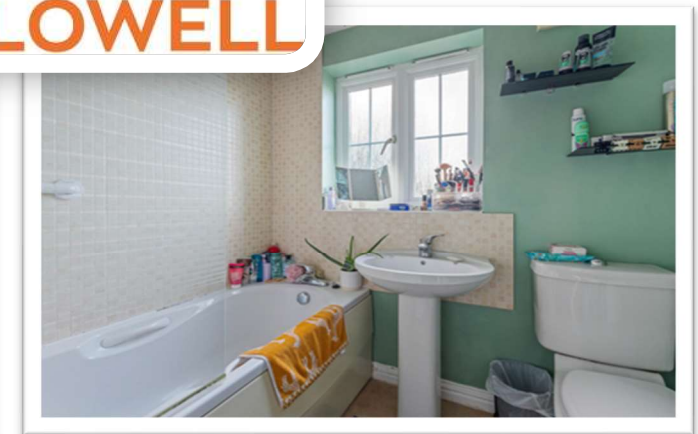
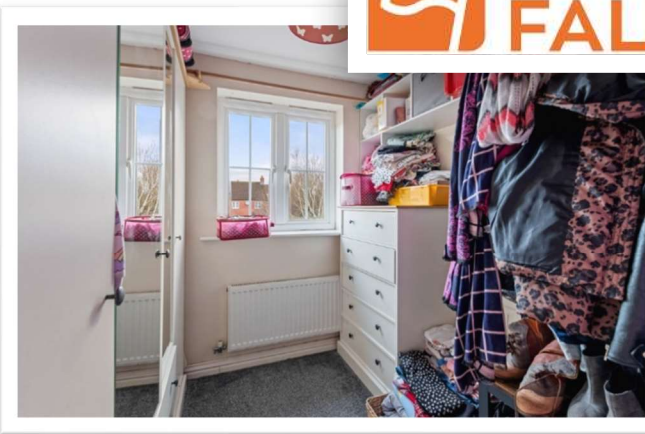
2m x 1.7m (6'7" x 5'7")

Having window to rear elevation, radiator, extractor, vinyl flooring and tiled splashbacks. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is an allocated parking space and an enclosed garden with a footpath leading to the front entrance door.

REAR GARDEN

Being enclosed with a rear access gate. The rear garden is low maintenance and paved with a raised planter and a garden shed.

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 A. The property is leasehold with approximately 80+ years remaining. We are advised that the rent payable is £250.67 pcm.

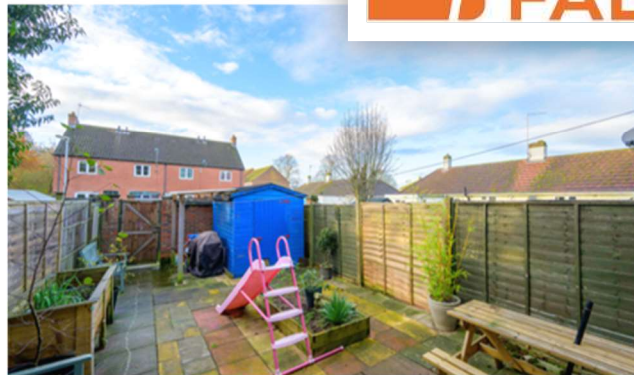
VIEWING

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.

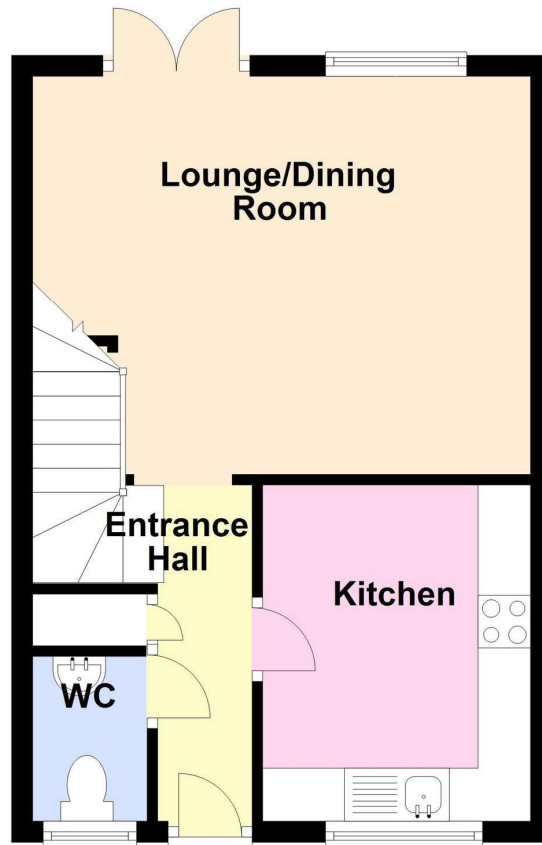
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

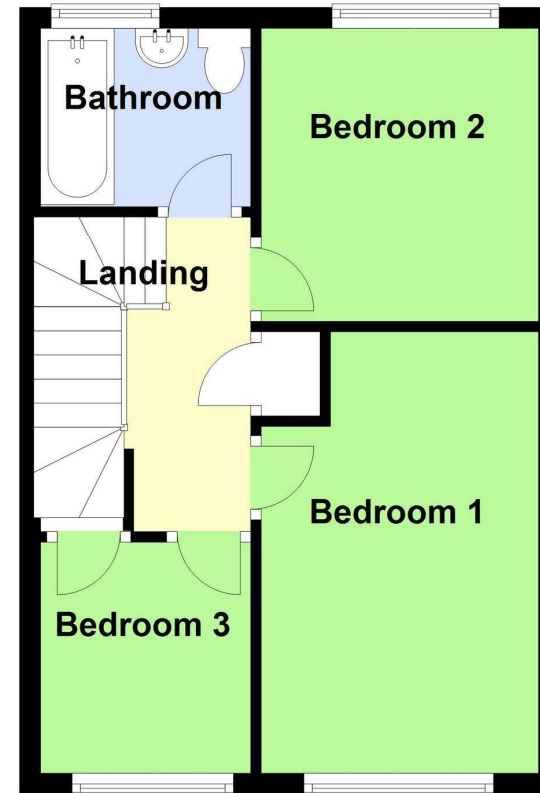
Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)



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