



28 Saxon Gate, Kirton, Boston, PE20 1XA



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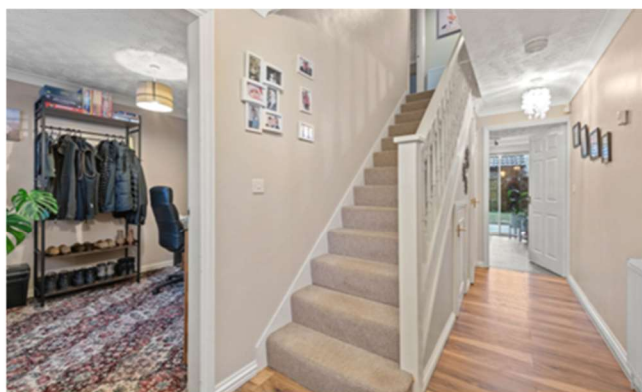
Freehold

£290,000



Key Features

- Detached four bedroom house
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- Solar panels & battery storage
- EPC rating C





A detached house in a popular village location convenient for local amenities and schools. Having over 1,400 square feet of well presented accommodation comprising: entrance hall, cloakroom, study, lounge, dining room, breakfast kitchen and utility to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property benefits from gas central heating, solar panels and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, coved ceiling, radiator, laminate flooring and understairs storage cupboard.

CLOAKROOM

Having radiator, close coupled WC and hand basin.

STUDY

3.04m x 2.97m (10'0" x 9'8")

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

LOUNGE

4.94m x 3.3m (16'2" x 10'10")

Having bay window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with marble back & surround, inset living flame style fire and wooden surround. Small pane glazed double doors to the:

DINING ROOM

3.3m x 3.11m (10'10" x 10'2")

Having window to rear elevation, coved ceiling, radiator and laminate flooring. Opening to the:





BREAKFAST KITCHEN 4.93m x 3.11m (16'2" x 10'2")

Having window & sliding patio doors to rear elevation, coved ceiling and tile effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over, tall unit to side incorporating integrated microwave. Work surface return with inset induction hob, cupboards & drawers under, cupboards & cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface forming breakfast bar to one side with cupboards under. The kitchen also features a boiling water tap and an air fryer oven.

UTILITY 1.8m x 1.6m (5'11" x 5'2")

Having window & part glazed door to side elevation, coved ceiling, extractor, tile effect flooring, work surface with space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over, space for upright fridge/freezer and larder cupboard to side.



FIRST FLOOR LANDING

Having coved ceiling, access to roof space and built-in airing cupboard.

MASTER BEDROOM

5.48m x 3.4m (18'0" x 11'2")

(max) Having two windows to front elevation, coved ceiling and two radiators.

EN-SUITE

Having window to side elevation, coved ceiling, radiator, extractor, part tiled walls and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.6m x 3.43m (11'10" x 11'4")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

4.45m x 3.43m (14'7" x 11'4")

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

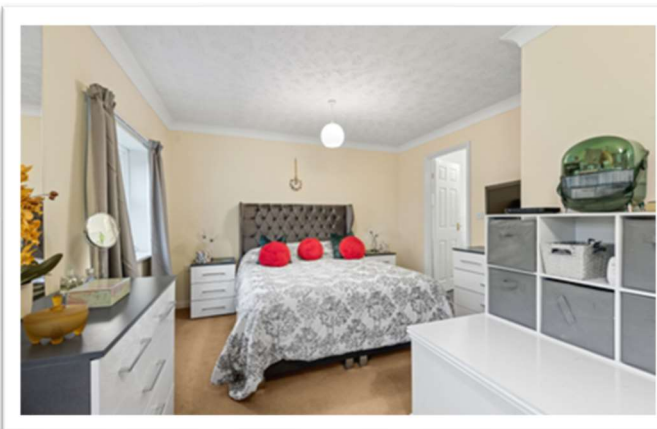
BEDROOM FOUR

3.7m x 2.7m (12'1" x 8'11")

(door recess in addition) Having window to rear elevation, coved ceiling and radiator.

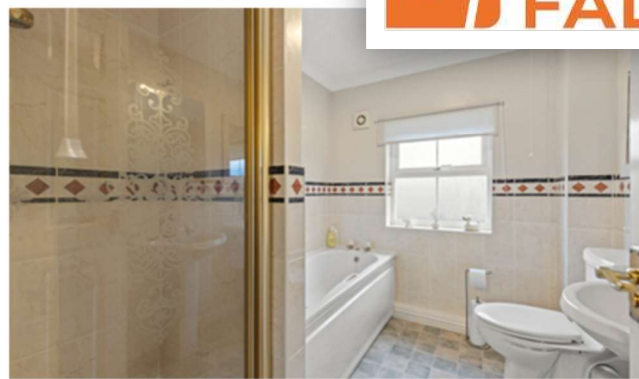
BATHROOM

Having window to rear elevation, coved ceiling, radiator, extractor and tile effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A gravelled driveway to the side provides off-road parking and leads to the:

DOUBLE GARAGE

Having two up-and-over doors, light and power.

REAR GARDEN

Being enclosed and having a lawned garden, paved patio, gravelled area and 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 property also has solar panels. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

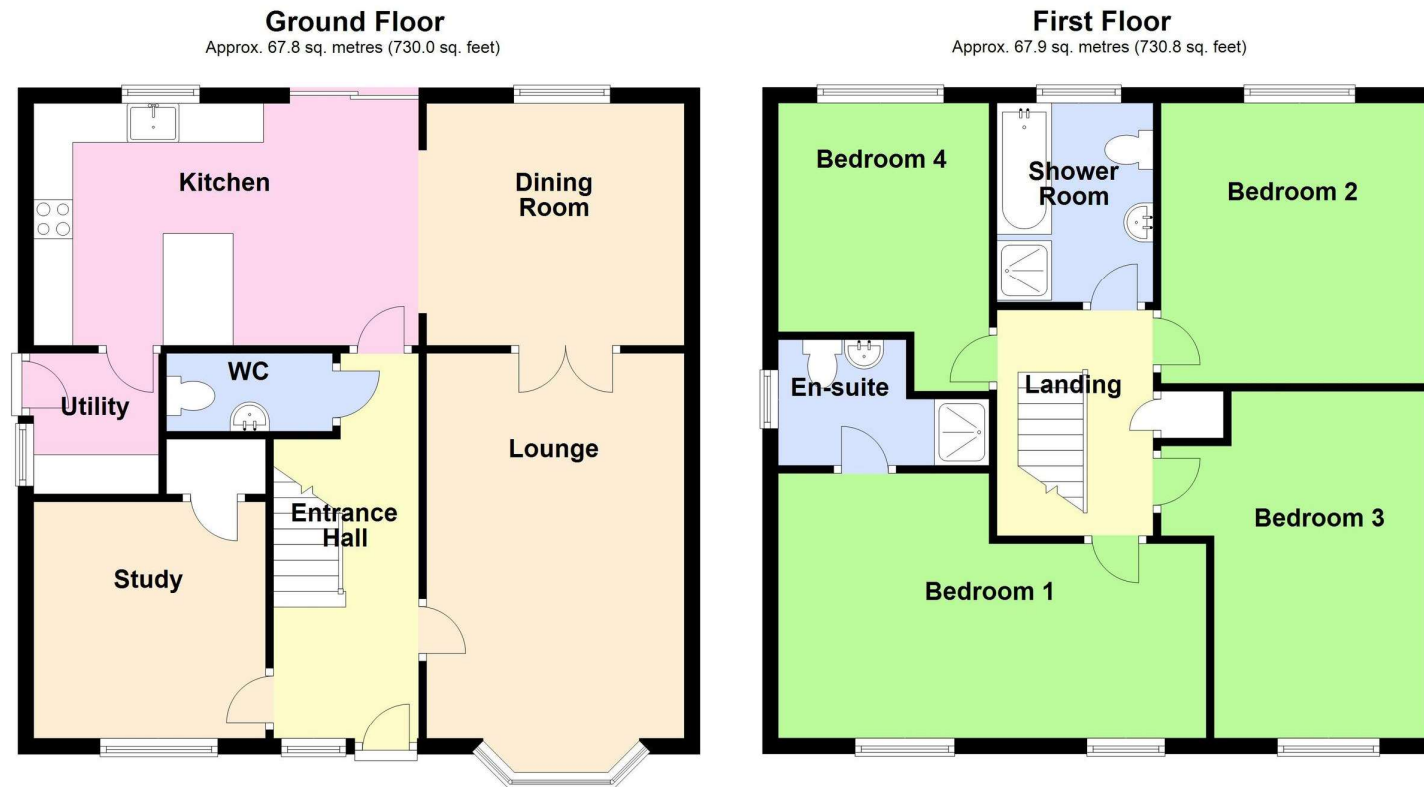
AGENT'S NOTES

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



Total area: approx. 135.7 sq. metres (1460.8 sq. feet)



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