



6 Hemington Way, Kirton, Boston, PE20 1EA





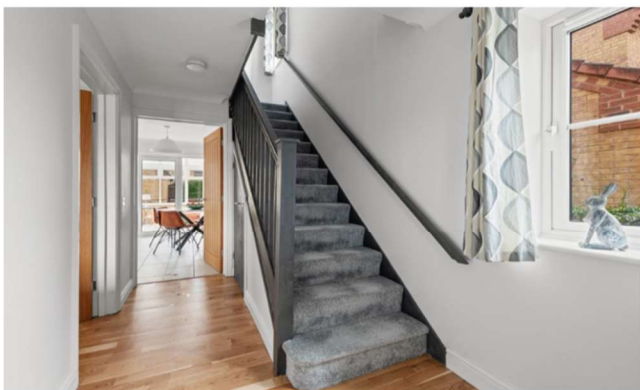
Freehold

£260,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & conservatory
- Re-fitted kitchen & utility
- Cloakroom, re-fitted en-suite & shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating C





A detached house in a popular village location. Recently updated with a re-fitted kitchen, utility, en-suite and bathroom. Other improvements include a new gas combination boiler, newly skimmed ceilings, new doors & flooring, new consumer board & lights and there is a water softener in the garage. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, conservatory, utility and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway to the rear providing off-road parking leading to a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator, engineered oak flooring, understairs storage cupboard and staircase rising to first floor.

#### LOUNGE

4.12m x 3.94m (13'6" x 12'11")

Having window to front elevation, coved ceiling, radiator, television aerial connection point and fireplace with marble back & hearth, inset gas fire and wooden surround.

#### DINING KITCHEN

6.06m x 3.24m (19'11" x 10'7")

Having coved ceiling with inset ceiling spotlights, radiator and tiled floor. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with cupboards & wine rack under. Further work surface with inset electric hob, cupboard & drawers under, cupboards & cooker hood over. Range of tall units incorporating integrated electric double oven & space for upright fridge/freezer. French doors to the:



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#### CONSERVATORY

3.53m x 3.02m (11'7" x 9'11")

Of sealed unit double glazed uPVC frame construction on brick walls with pitched polycarbonate roof. Having french doors to garden and tiled floor.

#### UTILITY

2.47m x 2.24m (8'1" x 7'4")

Having window & part glazed door to side elevation, coved ceiling, radiator, tiled floor, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under, larger style cupboard to side housing gas fired combination boiler (new 2024) providing for both domestic hot water and heating.

#### CLOAKROOM

Having window to front elevation, coved ceiling, radiator, tiled floor, close coupled WC and hand basin inset to vanity unit with cupboard under.





### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, smoke alarm, airing cupboard with shelving and access to part boarded loft space with ladder.

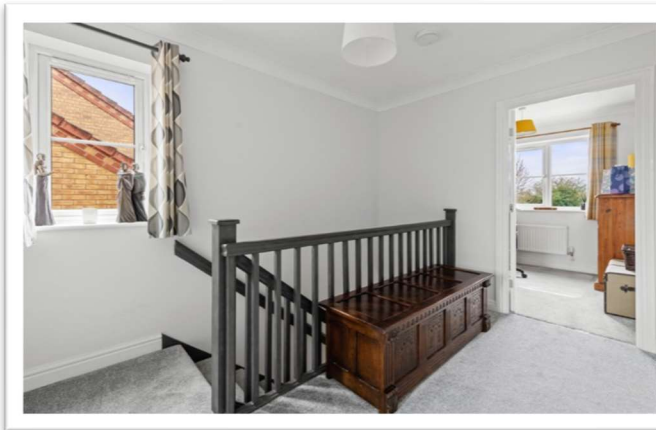
### MASTER BEDROOM

4.1m x 3.61m (13'6" x 11'10")

(max into bay) Having box bay window to front elevation, coved ceiling, radiator and fitted wardrobes.

### EN-SUITE

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, extractor and shaver point. Re-fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



### BEDROOM TWO

3.6m x 2.82m (11'10" x 9'4")

(max) Having window to rear elevation, coved ceiling, radiator and fitted wardrobes to one wall.

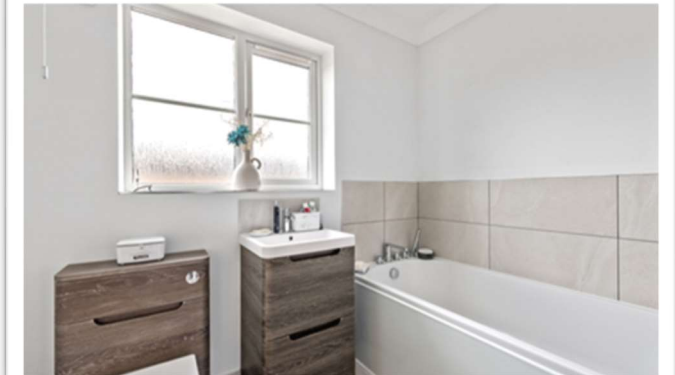
### BEDROOM THREE

2.39m x 2.26m (7'10" x 7'5")

Having window to front elevation, coved ceiling and radiator.

### BATHROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor and extractor. Fitted with a suite comprising: panelled bath, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





### EXTERIOR

A private block paved driveway (shared with number 4) leads to the front of the property where there is a lawned garden and a paved footpath leading to the front entrance door. To the other side of the driveway there is a further lawned garden. To the rear of the property there is a driveway providing off-road parking which gives access to the:

### GARAGE

Having up-and-over door, water softener, light and power.

Gated access to the:

### REAR GARDEN

Being enclosed, having a paved patio and shaped lawn with borders.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (new 2024) 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 be aware that the EPC was carried out before the new Worcester gas fired combination boiler was installed.

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## Floorplan



Newton Fallowell Boston (Sales)

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