



34 Swift Gardens, Kirton, Boston, PE20 1EQ

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Freehold

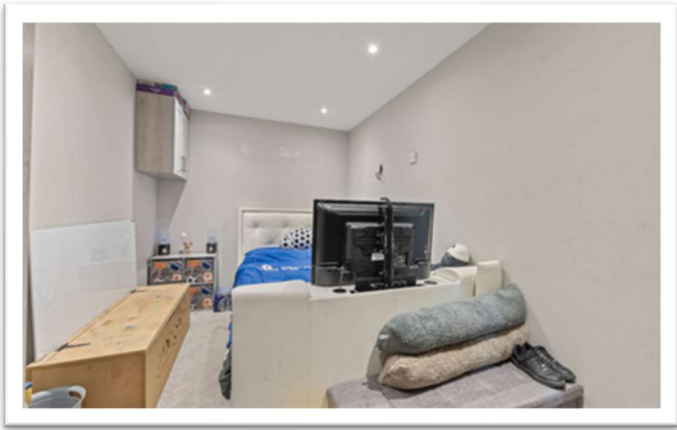
£215,000



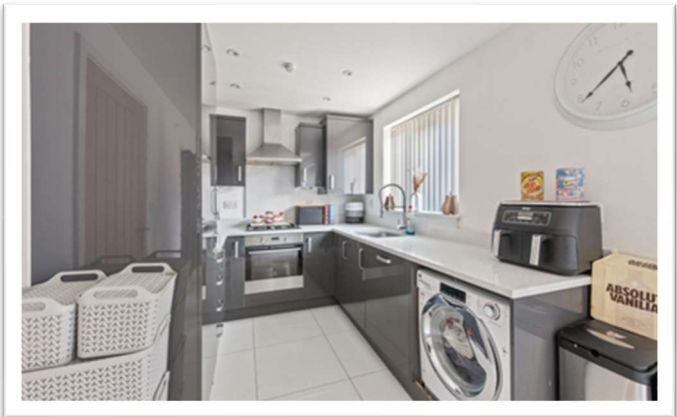
Key Features

- Semi-detached house
- Four bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Off-road parking & rear garden
- Detached studio/annexe with shower room
- Gas central heating & double glazing
- EPC rating B





A semi-detached house in a popular village location and overlooking a green area to the front. Having accommodation comprising: entrance hall, lounge, bedroom, inner hall, cloakroom and dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has ample off-road parking to the front, an enclosed low maintenance rear garden with a self contained, detached studio/annexe with shower room. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having door to bedroom four and further door to the:

LOUNGE

4.8m x 3.1m (15'8" x 10'2")

Having window to front elevation, radiator, wall mounted air conditioning unit and media wall with space for flat screen television and contemporary style electric fire.

BEDROOM FOUR

4.7m x 2.3m (15'5" x 7'6")

Having window to front elevation, inset ceiling spotlights and radiator.

INNER HALL

Having door to the dining kitchen and further door to the:

CLOAKROOM

Having radiator, close coupled WC and hand basin.

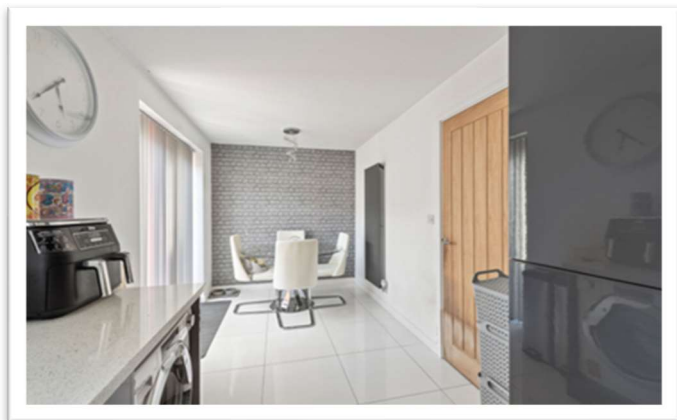
DINING KITCHEN

5.6m x 2.3m (18'5" x 7'6")

Having window & french doors to rear elevation, inset ceiling spotlights, vertical radiator and tiled floor.

Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard & drawers under, cupboards over and tall unit to side housing integrated fridge & freezer.



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FIRST FLOOR LANDING

Having access to roof space and built-in cupboard.

MASTER BEDROOM

4.2m x 2.8m (13'10" x 9'2")

Having window to front elevation and radiator.

EN-SUITE

Having window to front elevation, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

BEDROOM TWO

3.4m x 2.6m (11'2" x 8'6")

Having window to rear elevation and radiator.

BEDROOM THREE

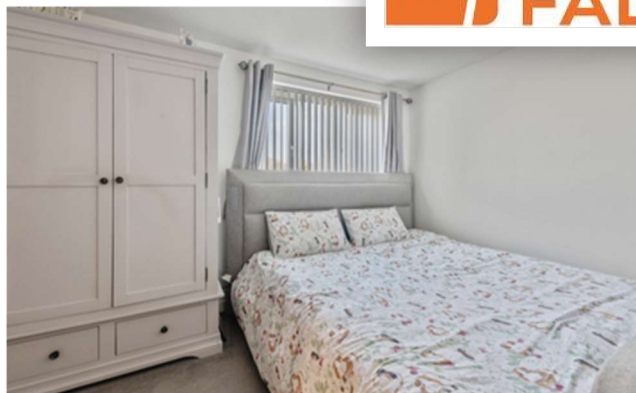
2.9m x 2.3m (9'6" x 7'6")

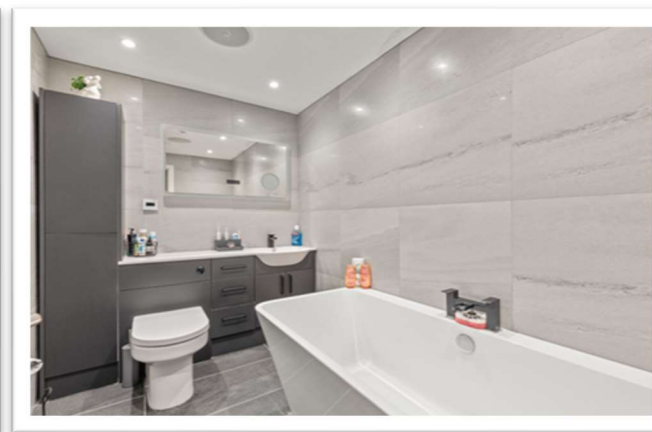
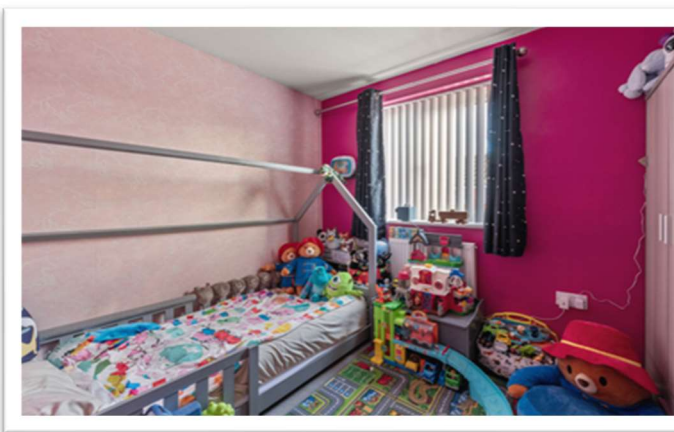
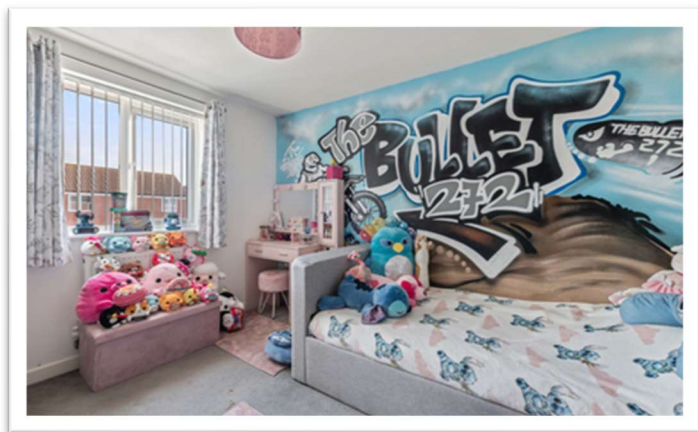
Having window to rear elevation and radiator.

BATHROOM

2.6m x 1.6m (8'6" x 5'2")

Having inset ceiling spotlights, tiled walls, tiled floor, bath with central mixer tap, hand basin inset to vanity unit with cupboard & drawers under, WC with concealed cistern & storage unit to side, mirror with LED lighting & bluetooth connection over.





EXTERIOR

To the front of the property there is hardstanding which provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and laid to gravel for ease of maintenance.

STUDIO/ANNEXE

5.9m x 3.7m (19'5" x 12'1")

Of timber construction and having french doors with side screens to front, inset ceiling spotlights, two radiators, tile effect flooring, light, power, work surface with inset sink & drainer, cupboards under, cupboards & gas fired boiler providing for both domestic hot water & heating over. Shower room off with tiled walls, tile effect flooring, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin with drawers under.

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 B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

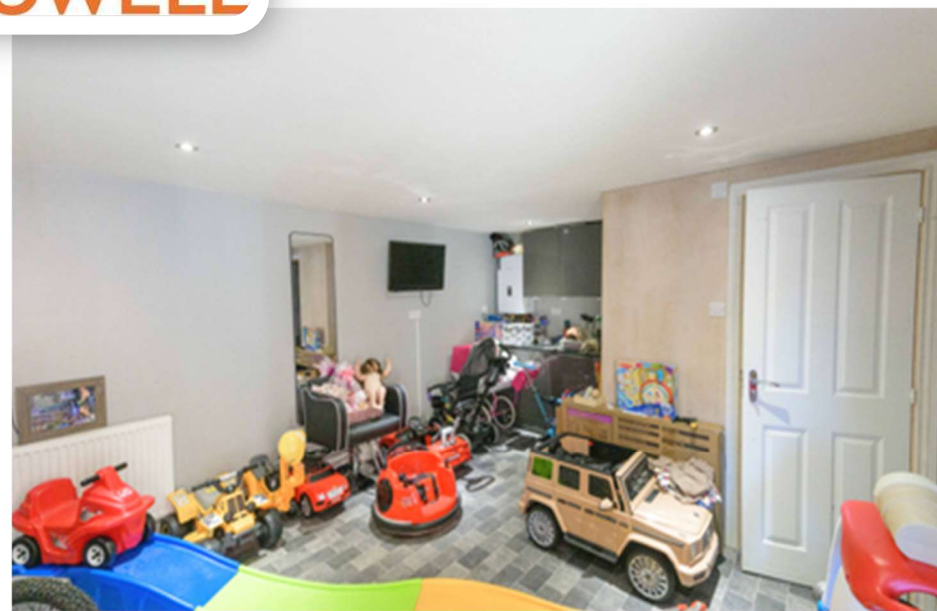
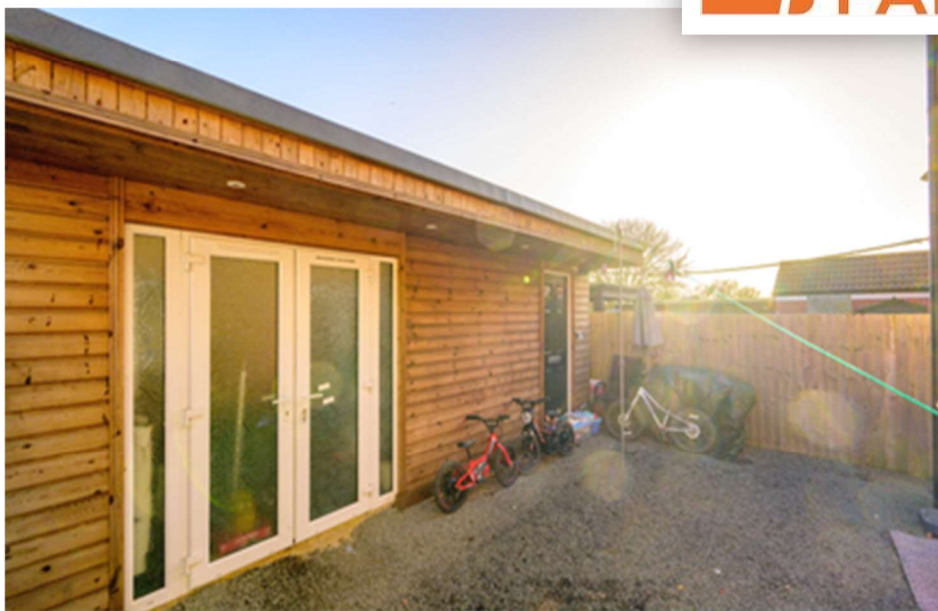
AGENT'S NOTES

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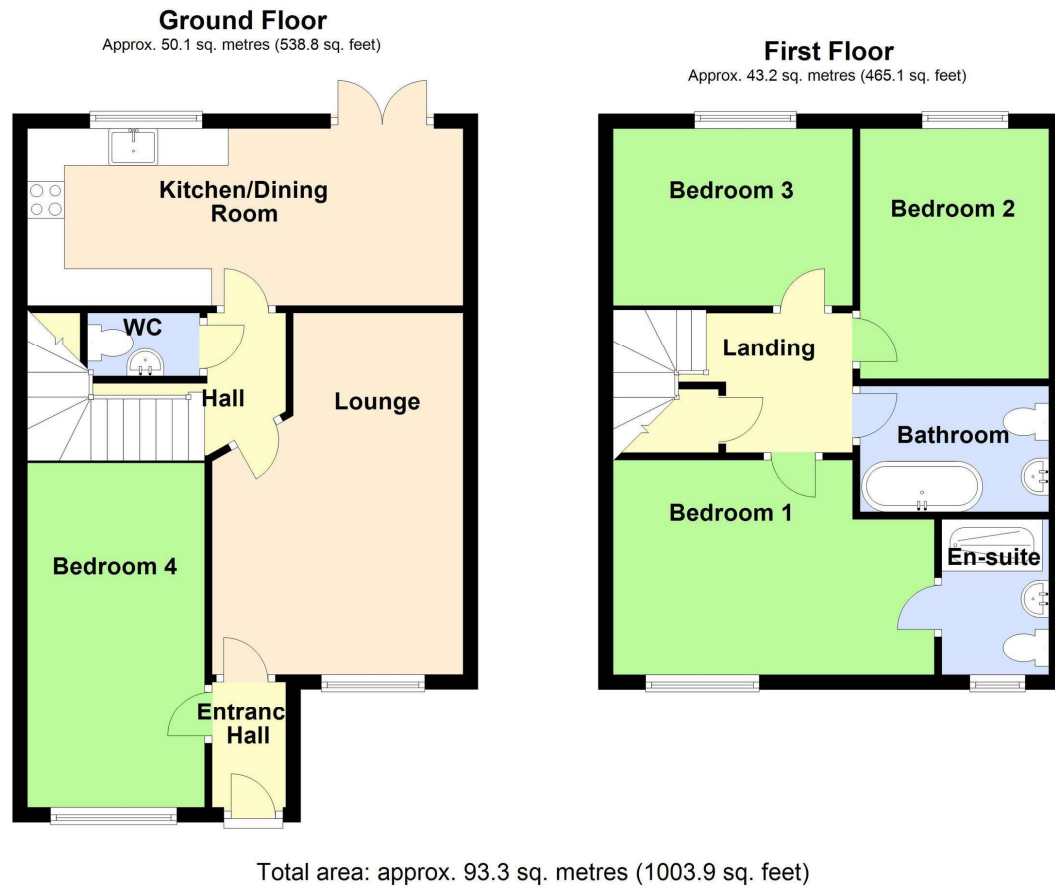
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 **NEWTON
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Floorplan



Green area to front

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Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk