



92 Nightingale Road, Kirton, Boston, PE20 1FB



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Freehold

£225,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A detached house in a popular village location with an open view to the rear. Having well presented accommodation comprising: porch, lounge, 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 a driveway to the front providing off-road parking, 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:

#### PORCH

Having radiator and further door to the:

#### LOUNGE

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

Having window to front elevation, radiator and wood effect flooring.

#### INNER HALL

Having wood effect flooring and staircase rising to first floor.

#### CLOAKROOM

Having radiator, extractor, wood effect flooring, close coupled WC and hand basin.

#### DINING KITCHEN

5.73m x 2.3m (18'10" x 7'6")

Having window & french doors to rear elevation, radiator and wood effect flooring.

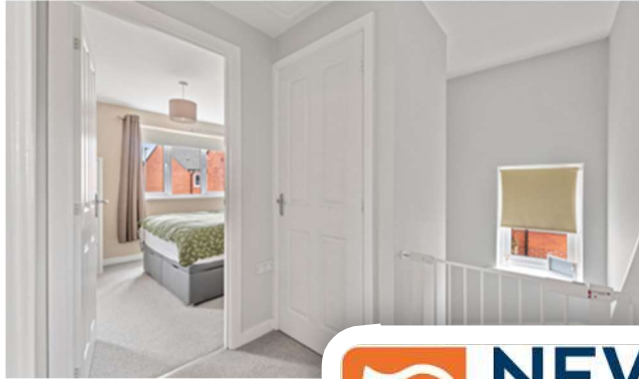
Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under. Work surface return with inset gas hob, integrated electric oven, cupboard & pull-out unit under, cupboards, stainless steel cooker hood and cupboard housing gas fired boiler providing for both domestic hot water & heating over.

Further work surface return with cupboard & drawers under, cupboards over and space for upright fridge/freezer to side.



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#### FIRST FLOOR LANDING

Having window to side elevation, built-in cupboard and staircase rising to first floor.

#### MASTER BEDROOM

4.24m x 2.93m (13'11" x 9'7")

Having two windows to front elevation and radiator.

#### EN-SUITE

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



### BEDROOM TWO

3.4m x 2.64m (11'2" x 8'8")

Having window to rear elevation and radiator.

### BEDROOM THREE

3.01m x 2.37m (9'11" x 7'10")

Having window to rear elevation and radiator.

### BATHROOM

Having window to side elevation, radiator, extractor, wood effect 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.



### EXTERIOR

To the front of the property there is a driveway which provides off-road parking leading to the:

### GARAGE

5m x 2.3m (16'5" x 7'6")

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

Gated access to the:

### REAR GARDEN

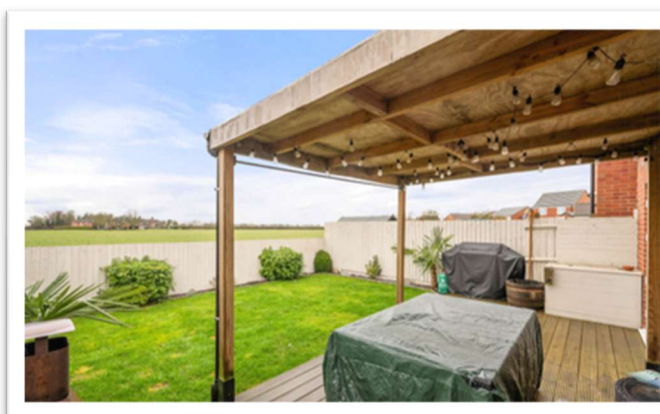
Being enclosed by timber fencing and laid to lawn with borders and having a part covered decked patio area.

### 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.

### VIEWING

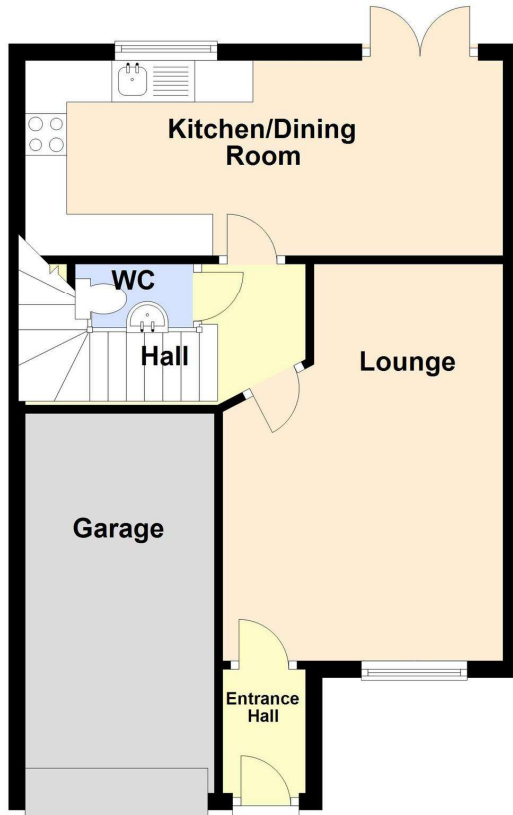
By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan

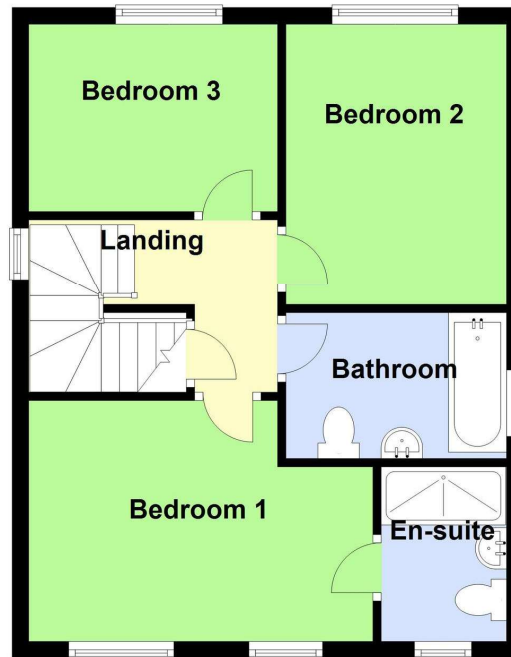
### Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



*View to rear*

Total area: approx. 90.0 sq. metres (968.5 sq. feet)

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Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)

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