



3 The Mill, Kirton, Boston, PE20 2ED



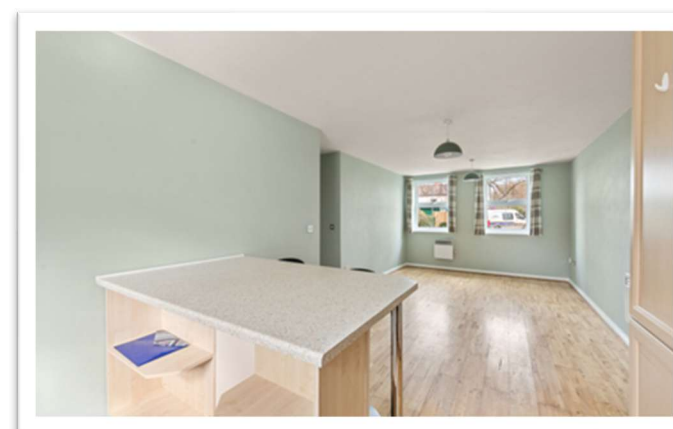
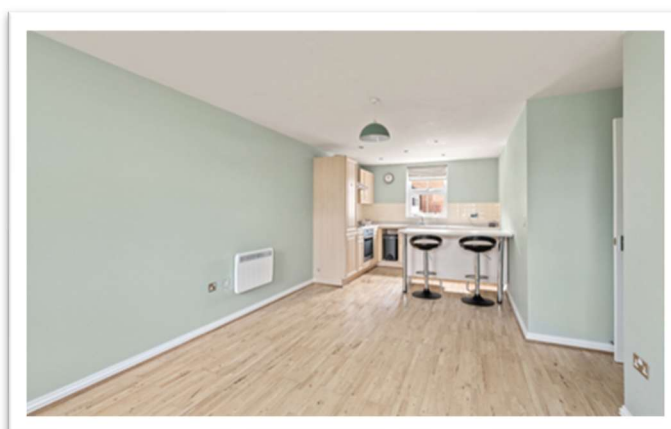
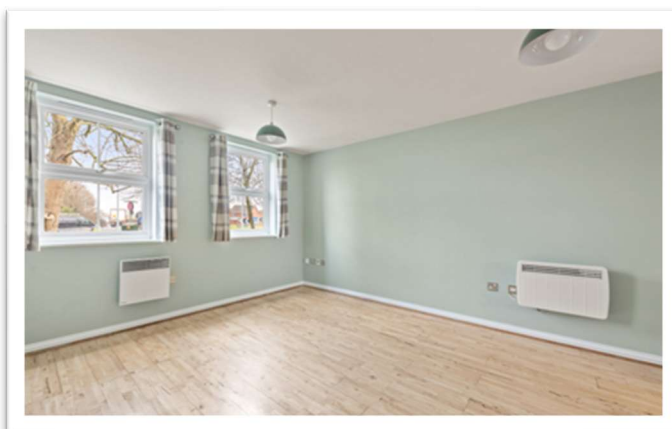
Leasehold

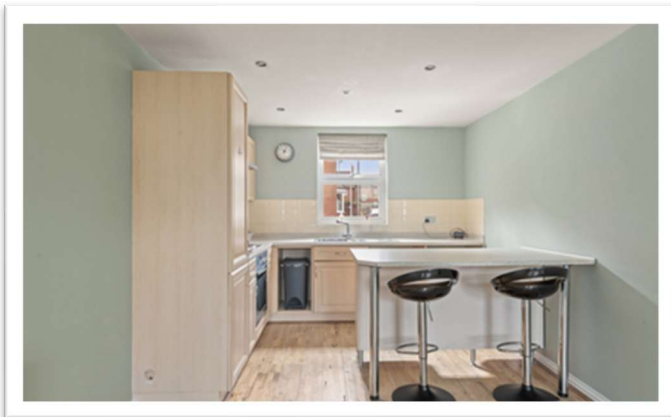
£95,000



Key Features

- Ground floor flat
- Two bedrooms
- Open plan living/dining/kitchen
- Bathroom
- Allocated parking space
- Electric heaters & double glazing
- NO CHAIN
- EPC rating D





A ground floor flat in a popular village location and convenient for the A16. Having accommodation comprising: entrance hall, open plan living/dining/kitchen, two bedrooms and bathroom. Outside the property has an allocated parking space. NO CHAIN

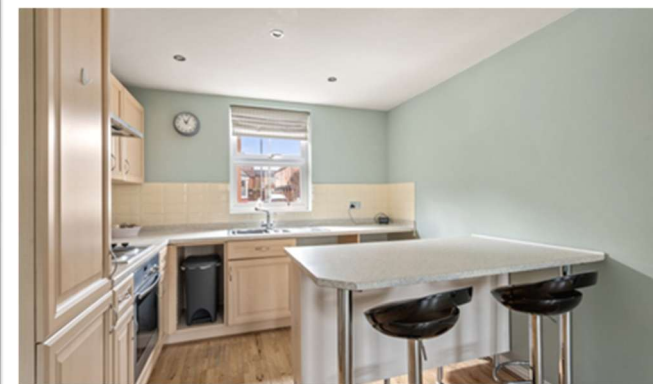
ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having built-in cupboard.

Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side. Further work surface forming breakfast bar to one side.



OPEN PLAN LIVING/DINING/KITCHEN

7.25m x 3.22m (23'10" x 10'7")

(max) Forming two areas comprising:

LIVING/DINING AREA

Having two windows to front elevation, two electric heaters and laminate flooring. Opening to the:

BEDROOM ONE

3.77m x 2.5m (12'5" x 8'2")

Having two windows to front elevation, electric heater and laminate flooring.

KITCHEN AREA

Having window to rear elevation, inset ceiling spotlights and continuation of laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and further appliance space under.

BEDROOM TWO

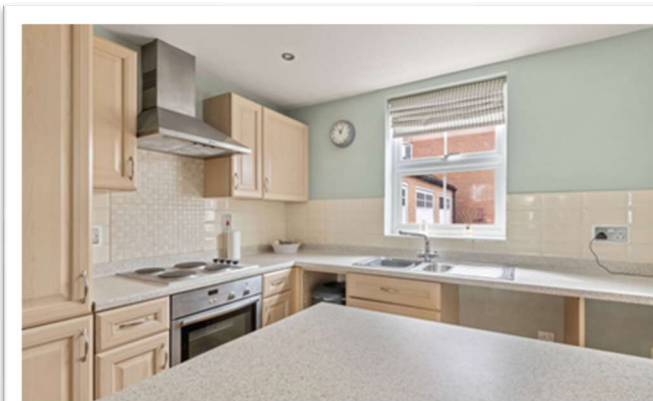
3.18m x 2.39m (10'5" x 7'10")

Having window to rear elevation, electric heater and laminate flooring.

BATHROOM

2.06m x 1.89m (6'10" x 6'2")

Having window to front elevation, inset ceiling spotlights, extractor, tiled splashbacks, ceramic tiled floor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

The property has an allocated parking space.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. We are advised that there is a £64.20 per month service charge which includes ground rent and that there is 178 years left on the lease.

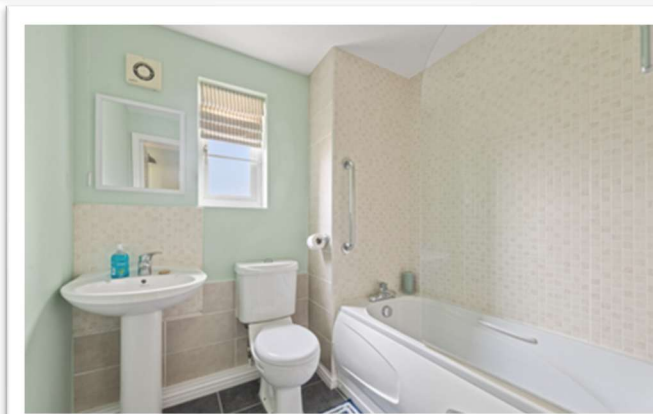
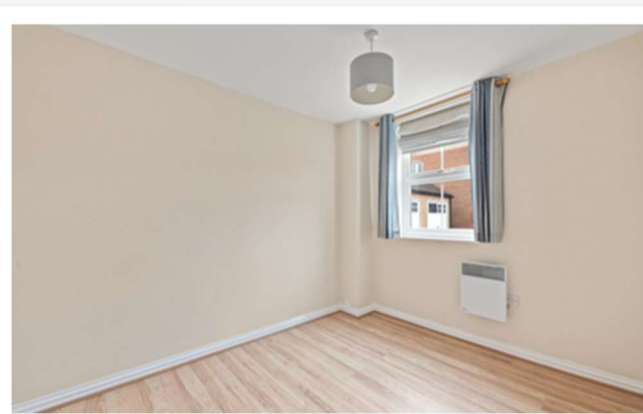
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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.

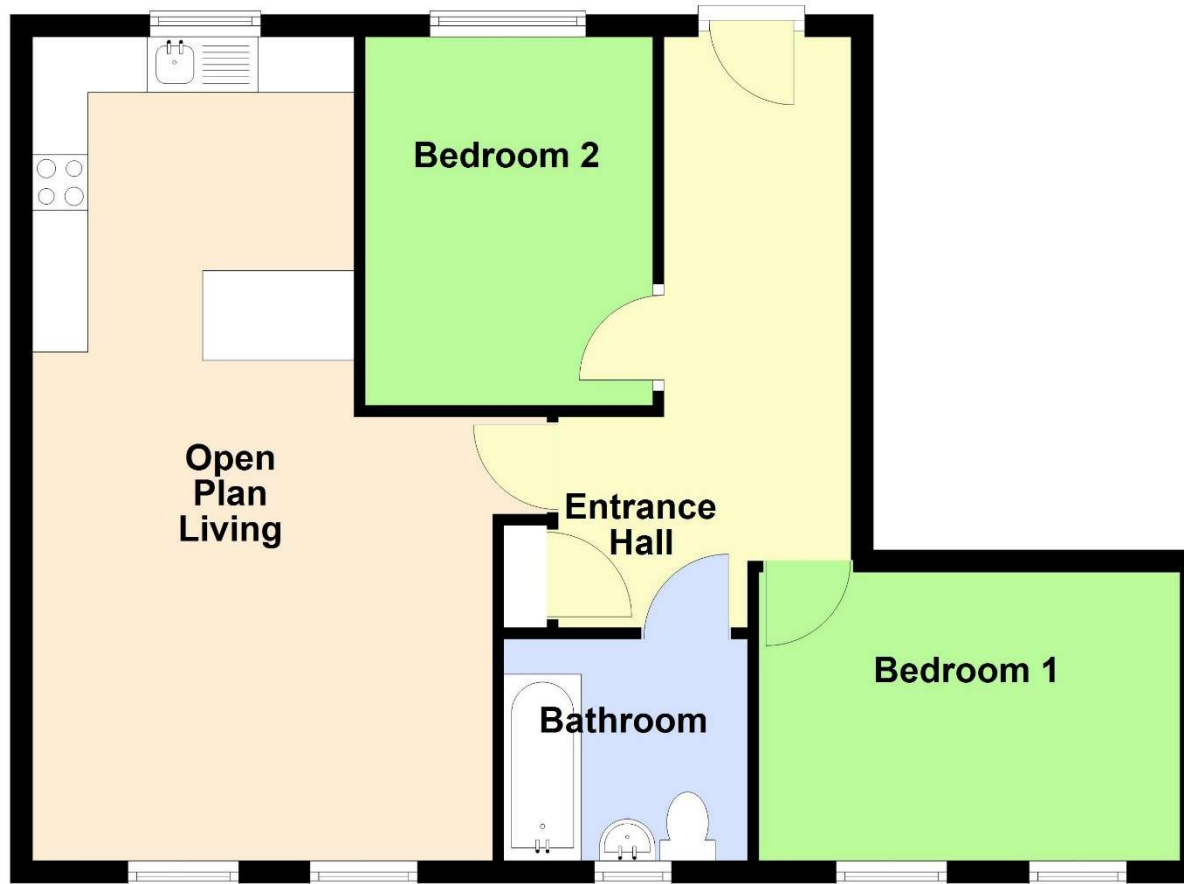
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





 **NEWTONFALLOWELL**

Floorplan



Total area: approx. 62.1 sq. metres (668.8 sq. feet)



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