



52 Woodland Road, Kirton, Boston, PE20 1BJ

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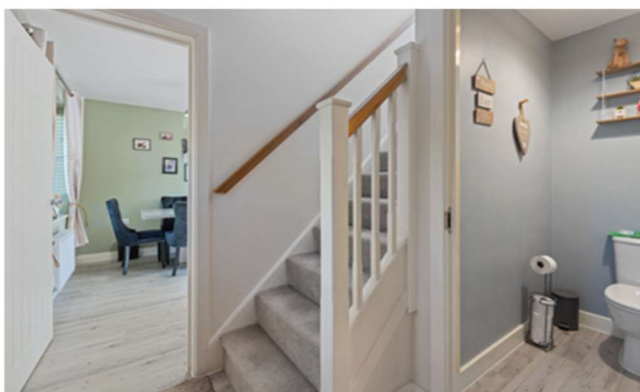
Freehold

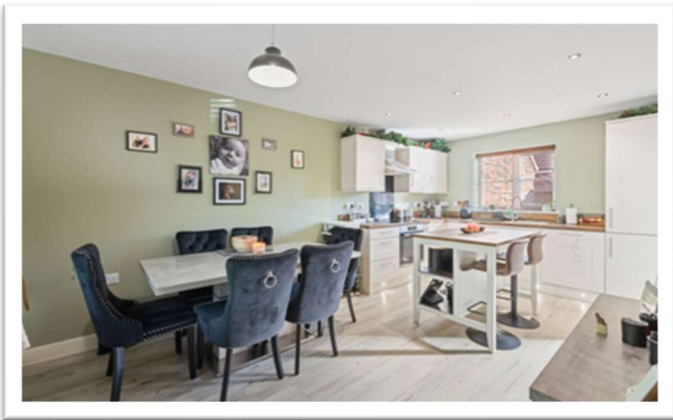
£250,000



Key Features

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





A recently built detached house on a new development in the sought after village of Kirton. Finished to a high specification and having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen and utility to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a single garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor.

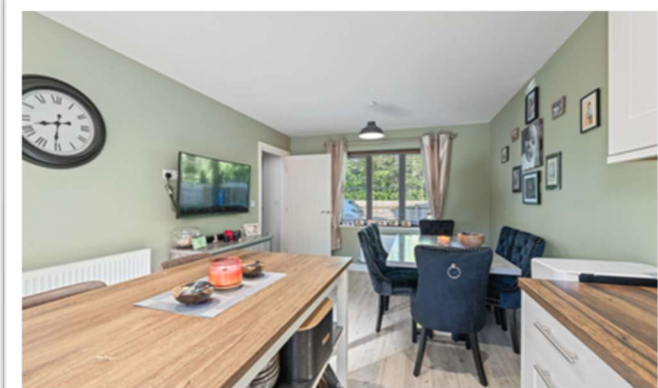
CLOAKROOM

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

LOUNGE

5.62m x 3.23m (18'5" x 10'7")

Having window to front elevation, french doors to rear elevation & garden, two radiators and feature wood panelled effect walls.



DINING KITCHEN

5.58m x 3.25m (18'4" x 10'8")

Having windows to front & rear elevations, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated fridge & freezer. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel cooker hood over.

UTILITY

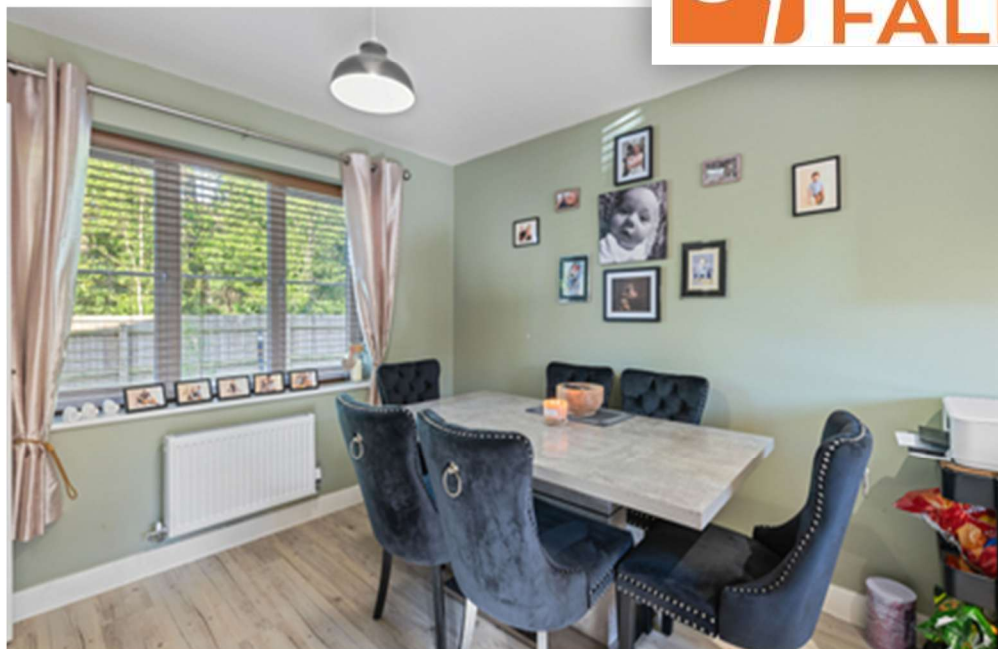
1.97m x 1.8m (6'6" x 5'11")

Having part glazed door to rear elevation, radiator, extractor, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & further appliance space under, cupboards & shelving over.





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FIRST FLOOR LANDING

Having window to rear elevation, radiator, access to roof space and built-in airing cupboard.

MASTER BEDROOM

3.56m x 2.8m (11'8" x 9'2")

(entrance in addition) Having window to front elevation and radiator.

EN-SUITE

1.62m x 1.08m (5'4" x 3'6")

Having window to front elevation, chrome heated towel rail, part tiled walls, wood effect flooring and built-in cupboard. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, closed coupled WC and pedestal hand basin.



BEDROOM TWO

3.32m x 3.28m (10'11" x 10'10")

Having window to front elevation and radiator.

BEDROOM THREE

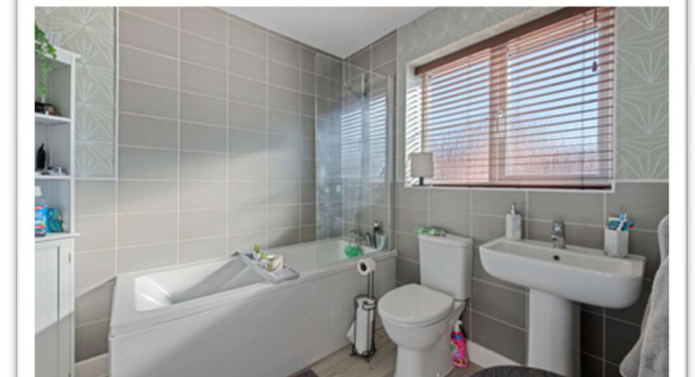
2.75m x 2.62m (9'0" x 8'7")

Having window to rear elevation and radiator.

BATHROOM

2.24m x 2.14m (7'4" x 7'0")

Having window to rear elevation, inset ceiling spotlights, radiator, wood effect flooring and tiled splashbacks. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

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

GARAGE

Having up & over door, light & power.

REAR GARDEN

Being enclosed and having a paved patio & footpaths, gravelled area, artificial grass area and garden shed/workshop.

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 D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

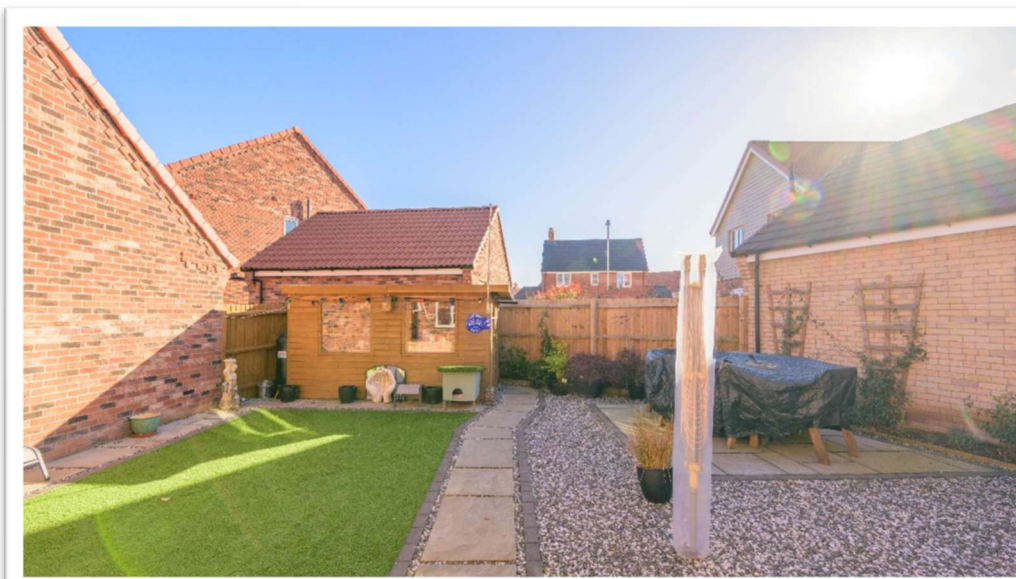
AGENT'S NOTES

We are obliged to inform you that this property is owned by a relative of a Director of Newton Fallowell.

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.



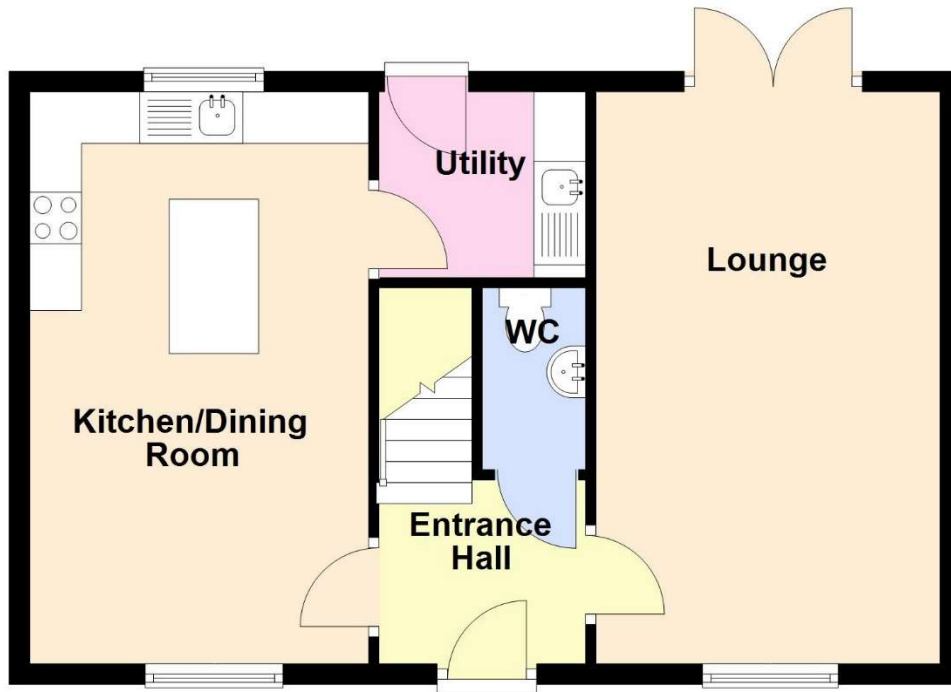


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Floorplan

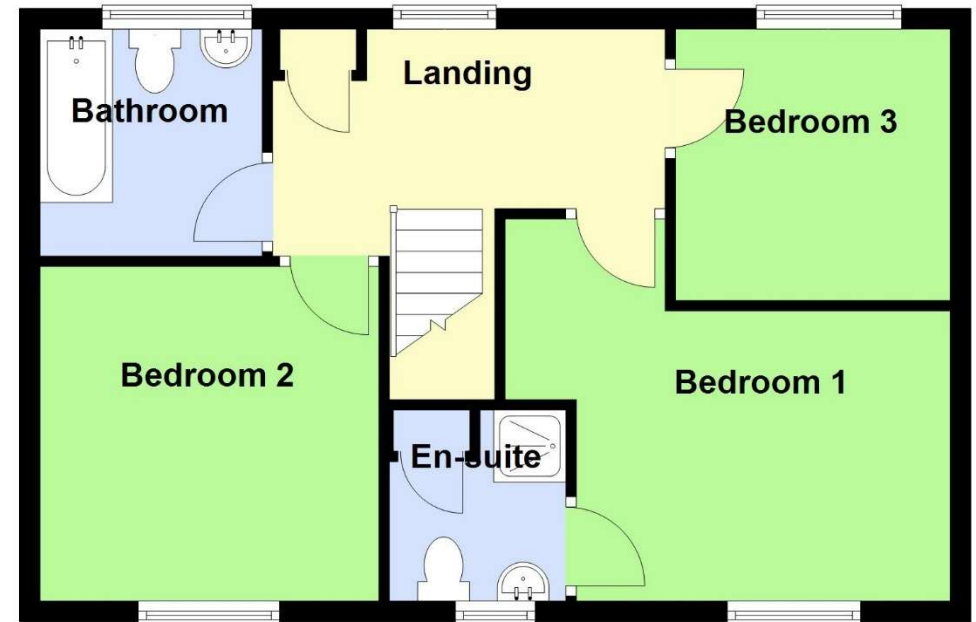
Ground Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Total area: approx. 97.6 sq. metres (1050.7 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk