



82 Edinburgh Drive, Kirton, Boston, PE21 1JR



Freehold

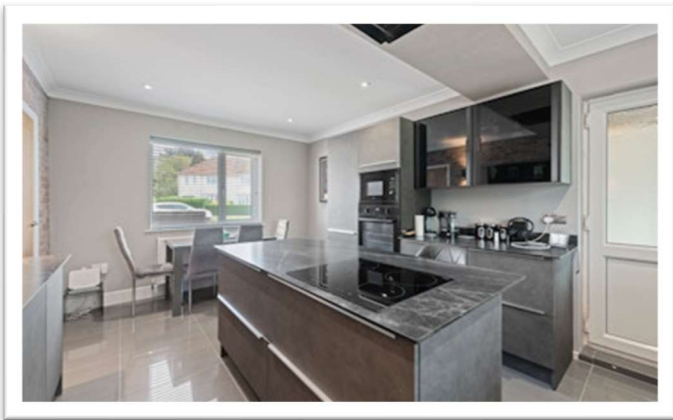
£225,000



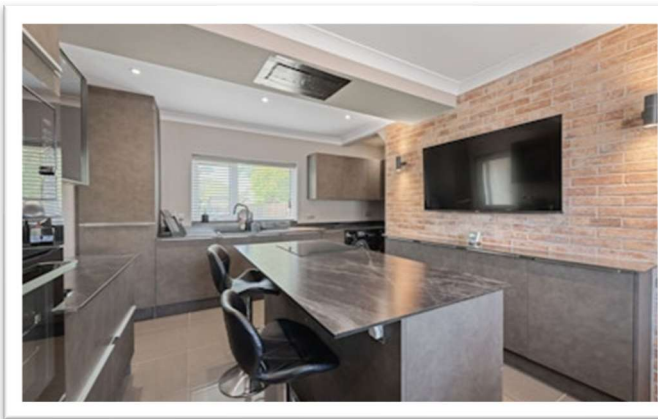
Key Features

- Semi-detached house
- Three bedrooms
- Lounge/diner & kitchen
- WC & bathroom
- Driveway to front with ample off-road parking
- Enclosed rear garden
- Plot approx. 0.18 acre (STS)
- EPC rating TBC





A much improved semi-detached house in popular village location within walking distance to the Thomas Middlecott Academy secondary school and on a good size plot of approximately 0.18 acre, subject to survey. Having well presented accommodation with a contemporary feel comprising: entrance hall, lounge, dining kitchen, rear entrance and WC to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway to the front providing ample off-road parking and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door & window through to the:

ENTRANCE HALL

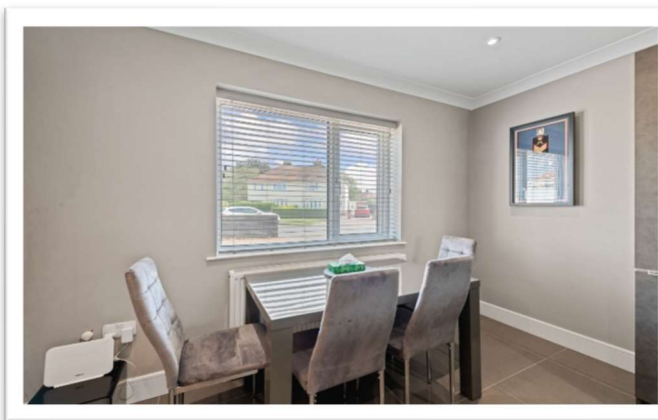
Having radiator, tiled floor, smoke alarm and staircase rising to first floor.

LOUNGE

5.36m x 3.74m (17'7" x 12'4")

Having window to front elevation, part glazed door with windows to either side to rear elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor and mosaic tiling to one wall.

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, space & plumbing for automatic washing machine & tumble dryer under, cupboards over, tall unit to side housing gas fired combination boiler providing domestic hot water & heating. Further work surface with cupboards under, cupboards over, tall units to side incorporating integrated electric oven, microwave, fridge & freezer. Further work surface with cupboards under and island unit with breakfast bar to one side, inset electric hob, cupboards under and ceiling extractor over.



DINING KITCHEN

5.36m x 3.35m (17'7" x 11'0")

Having windows to front & rear elevations, coved ceiling with inset ceiling spotlights, radiator and tiled floor.

REAR ENTRANCE

Having part glazed doors to front & rear elevations, store with window to front elevation and further store with window to side elevation.

WC

Having window to side elevation and having high level WC.

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FIRST FLOOR LANDING

Having window to rear elevation, radiator, smoke alarm and access to roof space.

BEDROOM ONE

3.78m x 2.81m (12'5" x 9'2")

Having window to front elevation, radiator, built-in wardrobe and cupboard.

BEDROOM TWO

3.81m x 3.02m (12'6" x 9'11")

Having windows to front & side elevations, radiator, television aerial connection point and built-in wardrobe.

BEDROOM THREE

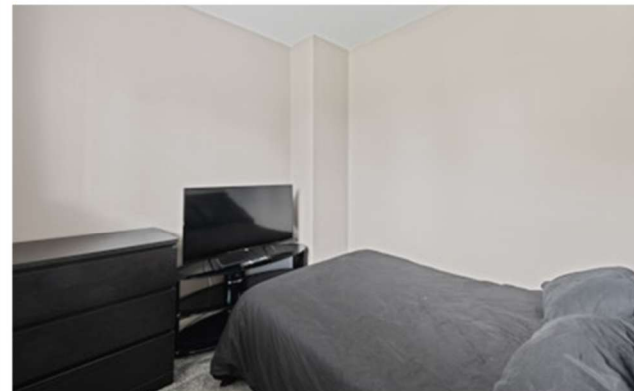
2.74m x 2.46m (8'11" x 8'0")

Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, heated towel rail, fully tiled walls, tiled floor, shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and wall mounted hand basin with drawer under.

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EXTERIOR

To the front of the property there is a large concrete & gravelled driveway which provides off-road parking.

REAR GARDEN

Being enclosed with side access. Having a decked area and paved patio.

THE PLOT

The property occupies a plot of approximately 0.18 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 A.

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.



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Floorplan

Ground Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 98.6 sq. metres (1061.1 sq. feet)



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