



53 Willington Road, Kirton, Boston, PE20 1EP

 3  2  1



Freehold

£269,950



## Key Features

- Detached house
- Three bedrooms
- Lounge & conservatory
- Dining kitchen & utility
- Cloakroom, en-suite & shower room
- Driveway & garage
- Gas central heating & double glazing
- EPC rating C





A detached house in a popular village location with an open view to the front. Having accommodation comprising: entrance hall, lounge, conservatory, dining kitchen, utility and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and shower room to first floor. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed entrance door with side screen through to the:

#### DINING KITCHEN

4.89m x 3.42m (16'0" x 11'2")

Having windows to front & side elevations, coved ceiling and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with cupboards, integrated fridge & open-ended shelving under, cupboards & open-ended shelving over. Further work surface return with electric cooker (included), cupboard, drawers & open-ended shelving under, cupboards, concealed extractor & open-ended shelving over.



#### ENTRANCE HALL

Having coved ceiling, smoke alarm, built-in storage cupboard and staircase rising to first floor.

#### LOUNGE

4.89m x 4.35m (16'0" x 14'4")

(max) Having window to front elevation, coved ceiling, two radiators, television aerial connection point and fireplace with marble back & hearth, inset gas fire and wooden surround. French doors to the:

#### UTILITY

3.42m x 1.76m (11'2" x 5'10")

Having window to rear elevation, door to conservatory, coved ceiling, radiator, tiled floor, gas fired boiler providing for both domestic hot water & heating, upright freezer, work surface with tiled splashback, inset composite sink & drainer, cupboards, automatic washing machine under. (washing machine & upright freezer included in sale)

#### CONSERVATORY

6.79m x 2.91m (22'4" x 9'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation, further door to side, tiled floor and television aerial connection point.



#### CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, half tiled walls, close coupled WC and hand basin inset to vanity unit.



 **NEWTONFALLOWELL**







### FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling, radiator, smoke alarm, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

### MASTER BEDROOM

3.44m x 3.35m (11'4" x 11'0")

Having window to front elevation, coved ceiling, radiator, television aerial & telephone connection points.

### EN-SUITE

Having window to side elevation, coved ceiling, heated towel rail, half tiled walls, shaver point and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



### BEDROOM TWO

4.43m x 2.66m (14'6" x 8'8")

Having two windows to front elevation, coved ceiling, radiator and built-in storage cupboard.

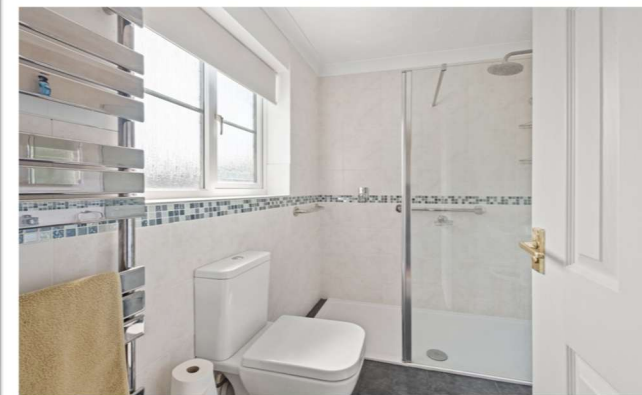
### BEDROOM THREE

3.28m x 2.12m (10'10" x 7'0")

Having window to rear elevation, coved ceiling and radiator.

### SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





### EXTERIOR

The front garden is enclosed by a low brick wall with wrought iron railings with a pair of wrought iron vehicular gates and a pedestrian handgate. To the front of the property there is a lawned garden with mature & well stocked borders. A driveway provides off-road parking and extends down the side of the property to the:

### GARAGE

5.6m x 2.85m (18'5" x 9'5")

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

### REAR GARDEN

Being enclosed with side access. Having a block paved patio & footpath, garden shed and raised flower bed with well stocked shrubs.

### 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 C.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTON  
FALLOWELL**

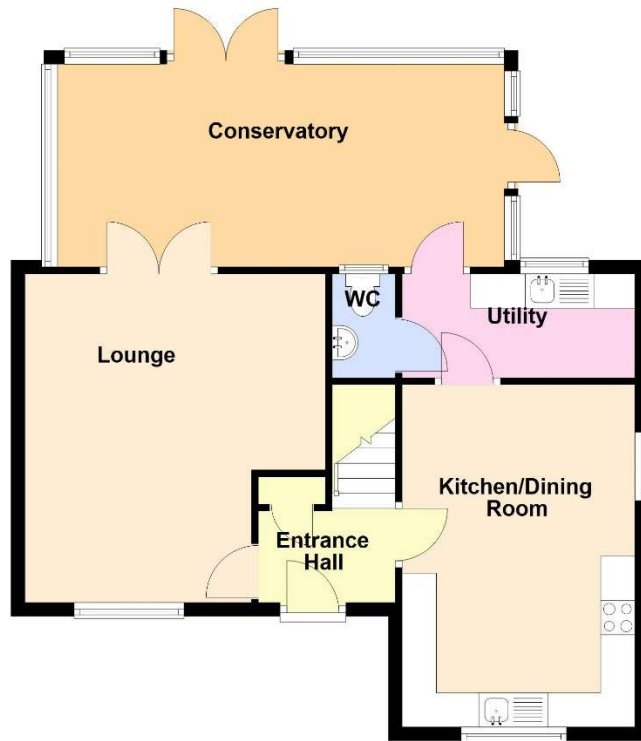




## Floorplan

### Ground Floor

Approx. 63.8 sq. metres (686.2 sq. feet)



### First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 112.7 sq. metres (1213.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

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

#### 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.