



5 Craven Avenue, Kirton, Boston, PE20 1LN





Freehold

£165,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & kitchen
- Conservatory & bathroom
- Ample off-road parking to front
- Good size enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A semi-detached house in a cul-de-sac location off Horseshoe Lane, set in the popular village of Kirton with an open field to the rear. Having accommodation comprising: entrance hall, lounge, kitchen, conservatory, side hall and bathroom to ground floor. Three bedrooms to first floor. Outside the property has ample off-road parking to the front and there is a good size enclosed garden to the rear. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having staircase rising to first floor.

#### LOUNGE

4.37m x 4.11m (14'4" x 13'6")

Having bay window to front elevation, coved ceiling, radiator and fireplace with marble back & hearth, inset gas fire and marble surround.

#### KITCHEN

3.68m x 3.02m (12'1" x 9'11")

Having inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard & space for fridge under, cupboards over. Further work surface with cupboard, drawers & wine rack under, cupboards over.

Work surface return with inset gas hob, cupboards & drawers under, cupboards over, tall unit to side housing integrated electric double oven with cupboards under & over, further work surface to side with cupboard under and cupboard over. Part glazed door to the:

#### CONSERVATORY

3.54m x 2.70m (11'7" x 8'10")

Brick built with double glazed windows to side & rear elevations, part glazed door with side screen to side elevation, polycarbonate roof, laminate flooring, work surface with space & plumbing for automatic washing machine under.

#### SIDE HALL

Having part glazed door to side elevation and understairs storage cupboard.

#### BATHROOM

Having window to rear elevation, heated towel rail, tile effect vinyl flooring and tiled walls. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.







### FIRST FLOOR LANDING

Having window to side elevation.

### BEDROOM ONE

5.16m x 3.53m (16'11" x 11'7")

Having two windows to front elevation and radiator.

### BEDROOM TWO

4.45m x 2.64m (14'7" x 8'8")

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

### BEDROOM THREE

3.35m x 2.13m (11'0" x 7'0")

Having window to rear elevation and radiator.





### EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking. Gated access to the:

### REAR GARDEN

Being enclosed and having a paved patio & footpaths, garden pond, lawned garden with borders, garden shed and greenhouse. To the far rear of the garden there is a vegetable plot.

### THE PLOT

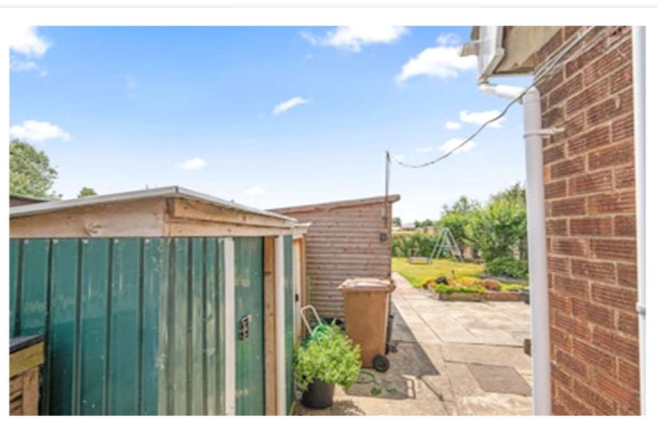
The property occupies a plot of approximately 0.12 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own 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. The property has Fibre Broadband which provides 200mb.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan

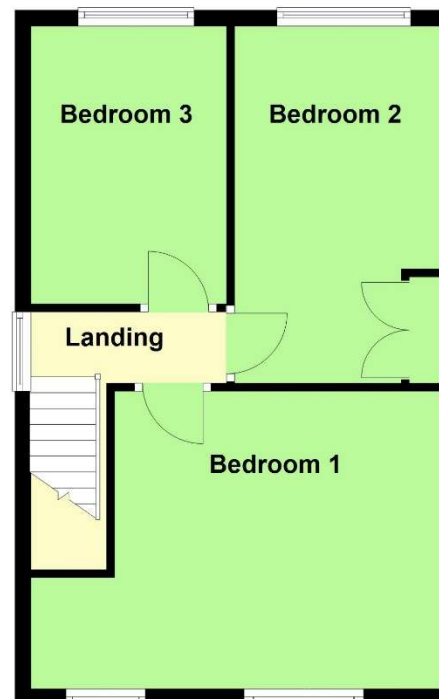
### Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 92.2 sq. metres (992.1 sq. feet)



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#### AGENT'S NOTES

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