



4 Upsall Court, Kirton, Boston, PE20 1ET

 3  2  1

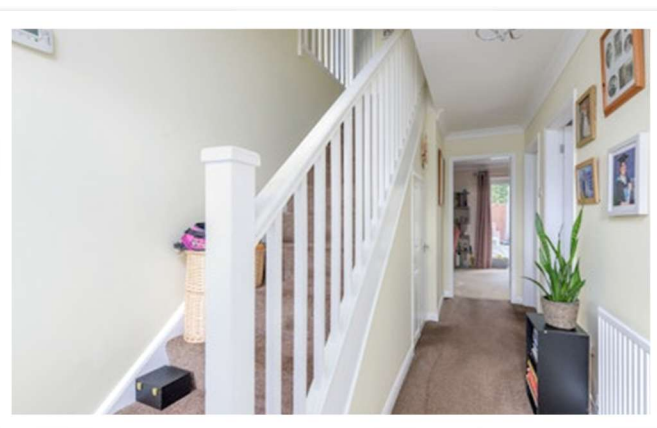
Freehold

£200,000



Key Features

- Detached house
- Three bedrooms
- Lounge/diner & kitchen
- Cloakroom, en-suite & bathroom
- Off-road parking & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





Nestled in the heart of a popular village, this attractive detached house offers spacious and versatile living, perfect for families or those seeking a welcoming community setting. The ground floor features a bright entrance hall, a convenient cloakroom, a generously sized lounge/diner ideal for entertaining and a well-appointed kitchen.

Upstairs, the master bedroom boasts its own en-suite shower room, complemented by two further double bedrooms and a modern family bathroom.

Outside, the property provides ample off-road parking to the front, while the private enclosed rear garden offers the perfect space for relaxation or outdoor dining. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator, door to garage, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to side elevation, coved ceiling, tiled floor, WC with concealed cistern and hand basin with tiled splashback.

LOUNGE/DINER

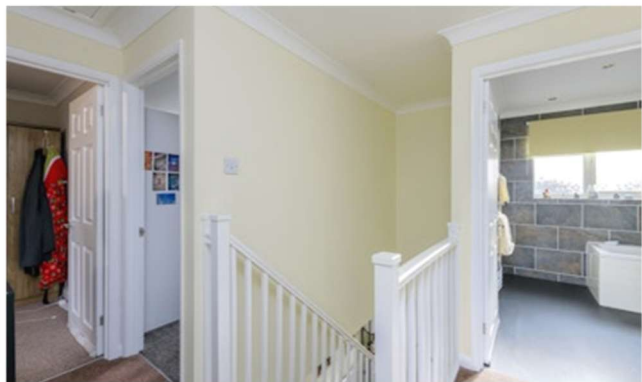
7.1m x 3.79m (23'4" x 12'5")

(max) Having window & french doors to rear elevation, coved ceiling and two radiators.

KITCHEN

3.82m x 2.14m (12'6" x 7'0")

Having window to front elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & water softener under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric oven & microwave, cupboard under, cupboard over. Further work surface return with cupboards, integrated dishwasher & fridge under, cupboards & cupboard housing gas fired boiler providing for both domestic hot water & heating over.



FIRST FLOOR LANDING

Having coved ceiling, smoke alarm and access to roof space.

MASTER BEDROOM

4.04m x 2.76m (13'4" x 9'1")

Having window to rear elevation, coved ceiling and radiator.

EN-SUITE

Having window to side elevation, coved ceiling with inset ceiling spotlights & extractor, heated towel rail, tiled walls and wood effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

3.86m x 3.21m (12'8" x 10'6")

Having box window to front elevation, coved ceiling and radiator.

BEDROOM THREE

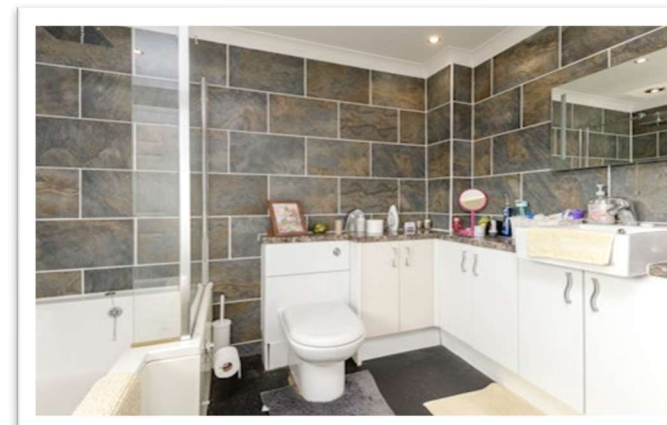
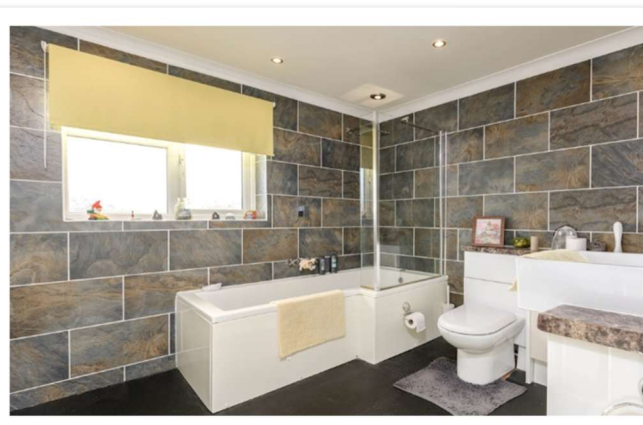
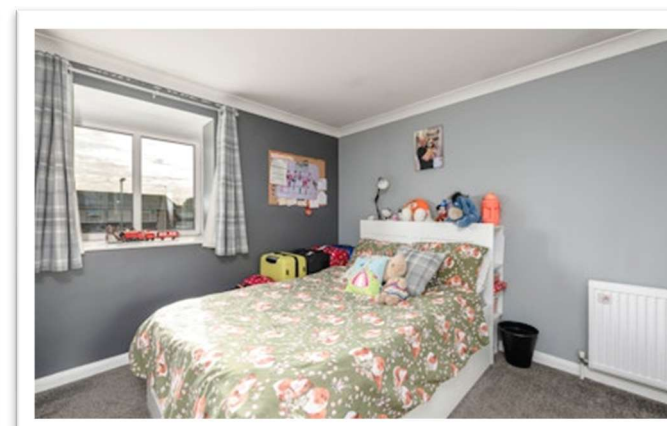
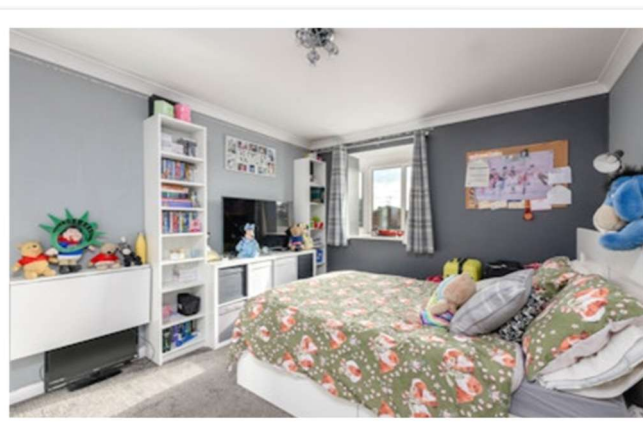
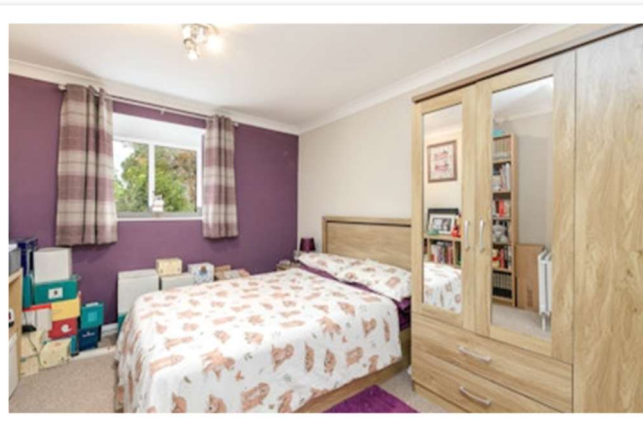
3.81m x 2.99m (12'6" x 9'10")

(max) Having box window to rear elevation, coved ceiling and radiator.

BATHROOM

2.71m x 2.51m (8'11" x 8'2")

Having window to front elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled walls and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, hand basin with mixer tap inset to vanity unit with range of cupboards under & illuminated mirror over, WC with concealed cistern & further cupboards to side.



EXTERIOR

To the front of the property there is a gravelled area which provides ample off-road parking with a electric vehicle charging point.

GARAGE

4.71m x 2.55m (15'6" x 8'5")

Having up-and-over door, two windows to side elevation, light, power, space & plumbing for automatic washing machine.

Gated access to the:

REAR GARDEN

Being enclosed and having a large paved patio, lawned area and garden shed.

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.



 **NEWTONFALLOWELL**



Floorplan



Newton Fallowell Boston (Sales)

01205 353100

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.