



3 Kings Court, Kirton, Boston, PE20 1JY



Freehold

£140,000



Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Enclosed rear garden
- Allocated parking to the rear
- Gas central heating & double glazing
- EPC rating TBC – NO CHAIN





Situated on a desirable corner plot within a quiet residential area of the popular village of Kirton, this well-presented semi-detached home is ideal for first-time buyers or investors alike.

The accommodation briefly comprises an inviting entrance hall, a comfortable lounge, and a dining kitchen perfect for everyday living and entertaining. A rear hall and convenient cloakroom complete the ground floor.

Upstairs, there are two well-proportioned bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, offering a private outdoor space, along with allocated parking to the rear. Additional features include gas central heating and double glazing throughout.

Offered to the market with no onward chain, this property presents a fantastic opportunity to secure a lovely home in a sought-after village location.



ACCOMMODATION

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

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

15'6" x 10'9" (4.7m x 3.3m)

Having windows to front & side elevations, coved ceiling, radiator, laminate flooring and staircase rising to first floor.

DINING KITCHEN

13'1" x 7'9" (4m x 2.4m)

Having window to rear elevation. coved ceiling, radiator and tiled floor. 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 & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboard & drawer under, cupboards, concealed extractor and gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards & drawers under, cupboards over. Opening to the:



REAR HALL

Having tiled floor and part glazed door to rear garden.

CLOAKROOM

Having window to rear elevation, tiled floor, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having access to part boarded loft space and built-in airing cupboard.

BEDROOM ONE

13'11" x 8'3" (4.2m x 2.5m)

Having window to front elevation, coved ceiling, radiator and built-in cupboard over stairs.

BEDROOM TWO

13'10" x 8'5" (4.2m x 2.6m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

7'8" x 6'3" (2.3m x 1.9m)

Having window to side elevation, radiator, tiled floor, extractor, tiled splashbacks, panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is a small lawn with a paved footpath leading to the front entrance door.

REAR GARDEN

Being enclosed and having a block paved patio, concrete hardstanding and lawned garden beyond. Gated access to the rear leads to allocated parking.

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

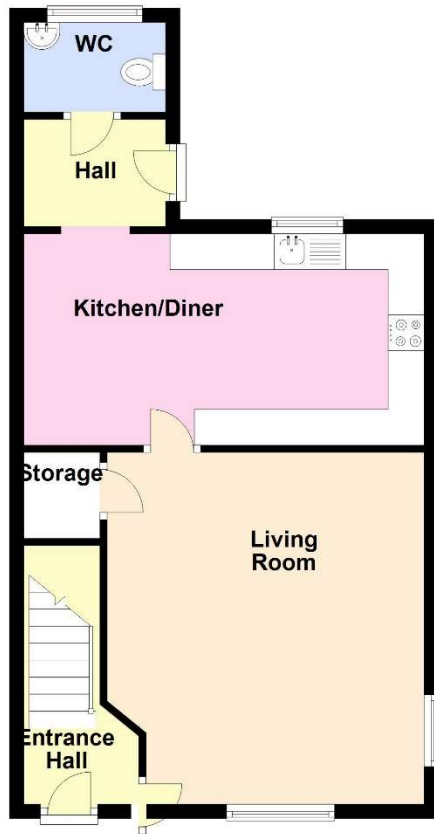
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Floorplan

Ground Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 91.4 sq. metres (983.4 sq. feet)



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