



18 Birch Road, Kirton, Boston, PE20 1DH



Freehold

Offers in excess of £169,950



Key Features

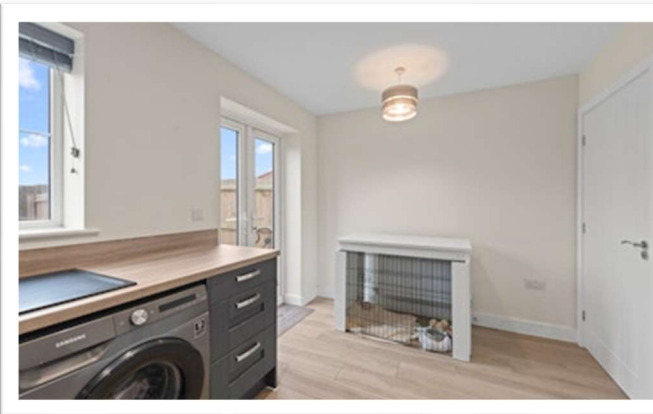
- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & two en-suites
- Driveway providing off-road parking
- Enclosed rear garden
- EPC rating B





Located on a popular new development in the sought-after village of Kirton, this beautifully presented semi-detached home is perfect for first-time buyers or investors. The ground floor offers an entrance hall, bright lounge, stylish dining kitchen with integrated appliances and a convenient cloakroom. Upstairs, both bedrooms feature en-suites, providing comfort and privacy for all occupants.

Outside, the property benefits from a private driveway offering off-road parking and an enclosed rear garden ideal for relaxing or entertaining. Additional advantages include gas central heating and double glazing throughout — a modern, low-maintenance home in a great location.



ACCOMMODATION

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

ENTRANCE HALL

Having radiator, luxury vinyl flooring and staircase rising to first floor.

LOUNGE

5.36m x 2.88m (17'7" x 9'5")

Having window to front elevation and two radiators.

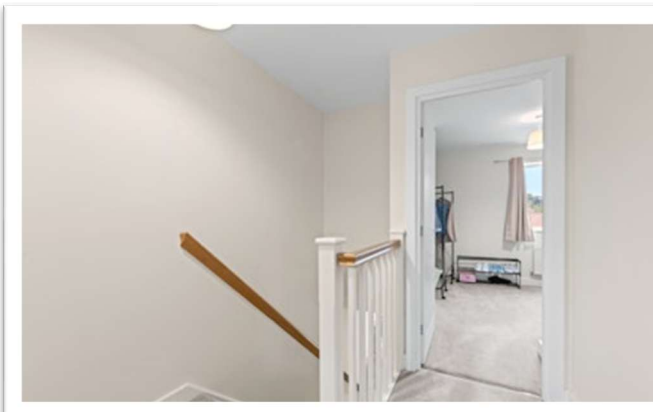
DINING KITCHEN

4.14m x 2.95m (13'7" x 9'8")

Having window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. 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, cupboard, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, integrated dishwasher & cupboard under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard under, tall unit to side housing integrated fridge & freezer.

CLOAKROOM

Having radiator, tiled floor, extractor, close coupled WC and pedestal hand basin with tiled splashback.



FIRST FLOOR LANDING

Having access to roof space.

MASTER BEDROOM

4.15m x 3.27m (13'7" x 10'8")

(max) Having window to front elevation, radiator and built-in cupboard over stairs housing gas fired combination boiler providing for both domestic hot water & heating.

EN-SUITE BATHROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, luxury vinyl flooring, tiled splashbacks, extractor, shaver point, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.

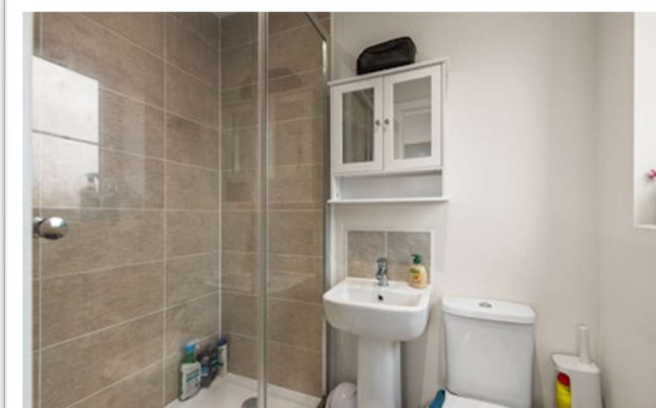
BEDROOM TWO

4.15m x 2.68m (13'7" x 8'10")

Having two windows to rear elevation and radiator.

EN-SUITE

Having window to side elevation, inset ceiling spotlights, heated towel rail, luxury vinyl flooring, extractor, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.



EXTERIOR

To the front of the property there is a small gravelled garden with a paved footpath leading to the front entrance door. A block paved driveway to the side provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

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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PARTICULARS

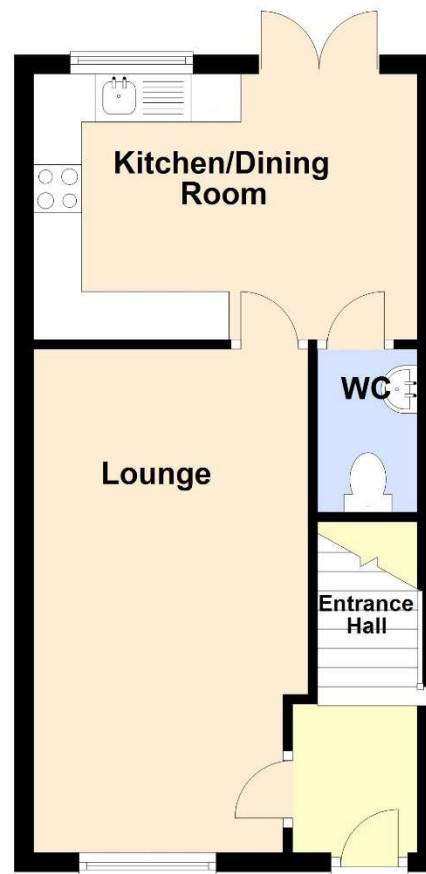
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Floorplan

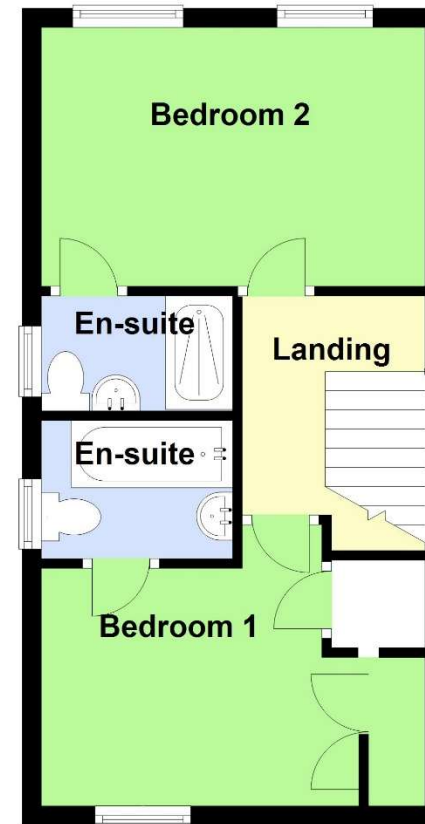
Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 65.0 sq. metres (699.3 sq. feet)



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