



72 Woodland Road, Kirton, Boston, PE20 1BJ



Freehold

£197,000



Key Features

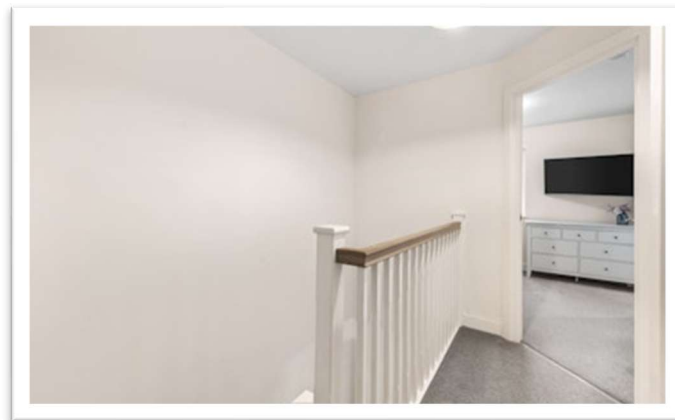
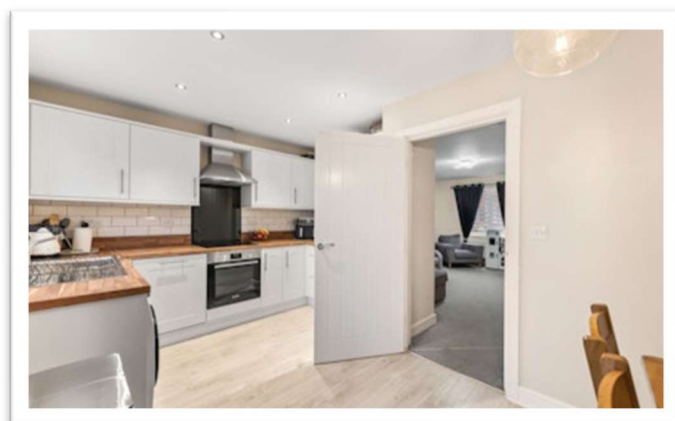
- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B



A modern semi-detached house in a popular village location ideal for first time or investment buyers.

Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor.

Outside the property has a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE

4.67m x 3.39m (15'4" x 11'1")

DINING KITCHEN

4.54m x 2.5m (14'11" x 8'2")

FIRST FLOOR LANDING

MASTER BEDROOM

3.13m x 2.97m (10'4" x 9'8")

EN-SUITE

BEDROOM TWO

2.44m x 2.99m (8'0" x 9'10")

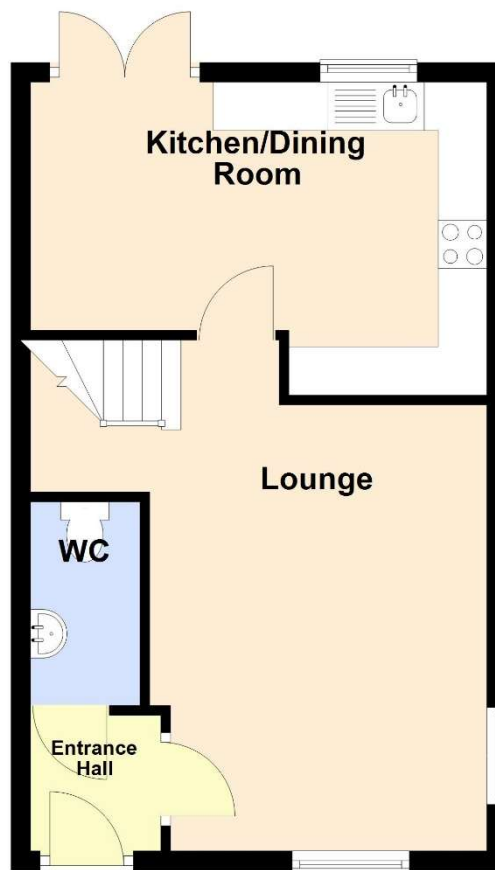
BEDROOM THREE

2.56m x 2.03m (8'5" x 6'8")

BATHROOM

Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 74.3 sq. metres (800.0 sq. feet)

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 B.

VIEWING

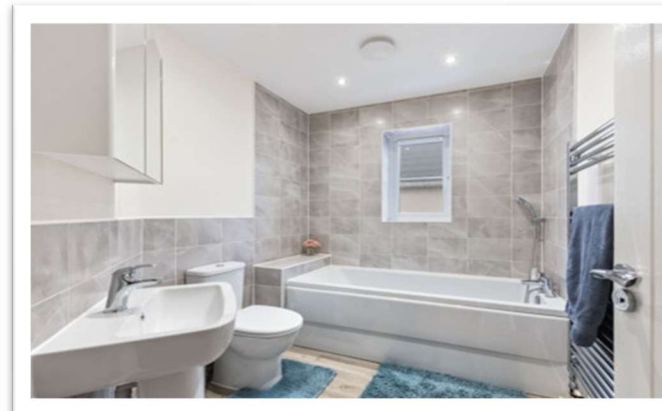
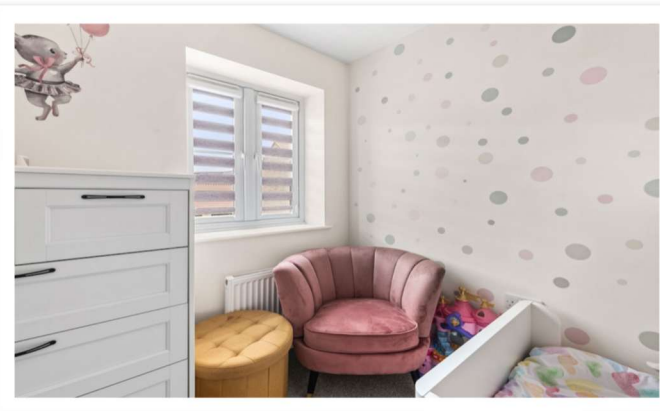
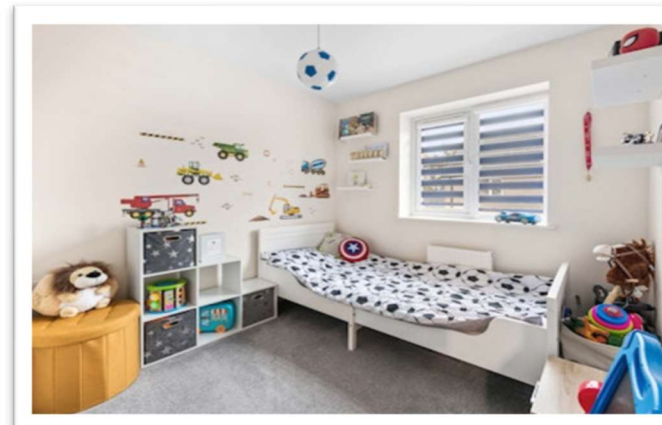
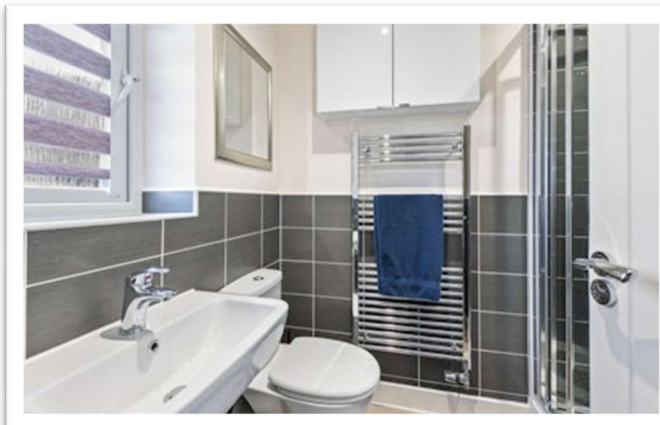
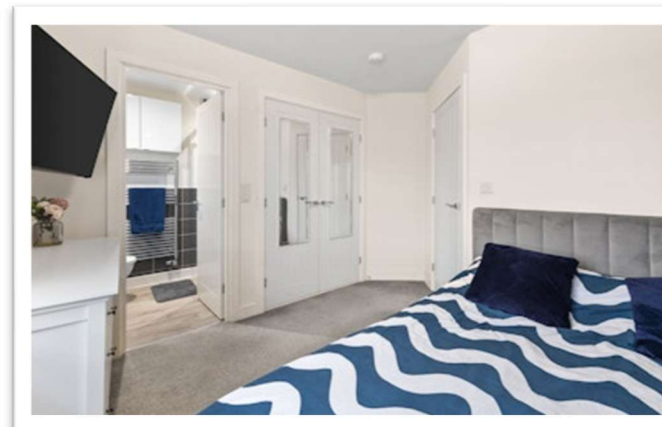
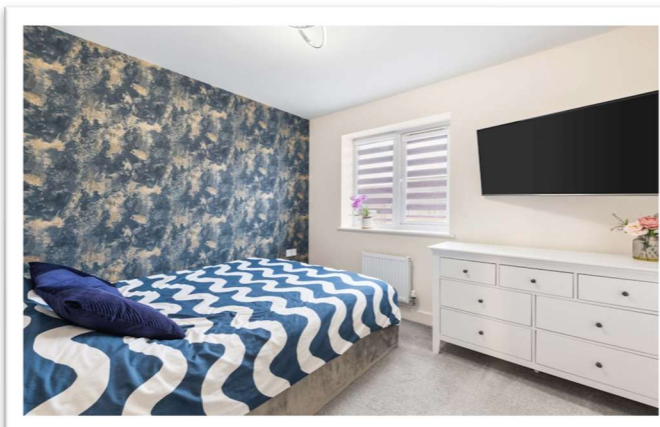
By appointment with Newton Fallowell - telephone 01205 353100.

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lifetime legal

 **NEWTONFALLOWELL**





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