



BRADLEY JAMES

ESTATE AGENTS



94 Nightingale Road, Kirton, Boston, Lincolnshire, PE20 1FB

Asking price £225,000

- OPEN FIELD VIEWS TO THE REAR (RARE ON THIS ESTATE)
- EN-SUITE AND BUILT IN WARDROBES BEDROOM 1
- LOUNGE
- UTILITY ROOM
- OFF ROAD PARKING AND SINGLE GARAGE
- 3 BEDROOMS
- BATHROOM
- OPEN PLAN KITCHEN DINER WITH VIEWS TO THE REAR
- CLOAKROOM
- WALKING DISTANCE TO LOCAL SHOPS

# 94 Nightingale Road, Boston PE20 1FB

BOOK YOUR VIEWING ON THE REALISTICALLY PRICE DETACHED FAMILY HOME WITH OPEN FIELD VIEWS TO THE REAR.

Nestled in the charming village of Kirton, Boston, this modern detached house on Nightingale Road offers a delightful blend of comfort and convenience. Built in 2018, the property spans an impressive 947 square feet and boasts three well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a separate entrance hall that leads to a stylish cloakroom. The spacious lounge, located at the front of the house, provides a warm and inviting space for relaxation. The heart of the home is undoubtedly the open-plan kitchen diner, which features French doors that open onto the rear garden, allowing for seamless indoor-outdoor living while showcasing stunning views of the open fields beyond.

The first floor presents a spacious landing with an airing cupboard, leading to the master bedroom, which benefits from fitted wardrobes and an en-suite bathroom. Bedrooms two and three also enjoy picturesque views, while a modern family bathroom serves these two rooms perfectly.

Outside, the property offers off-road parking for two vehicles, along with side gated access to the rear garden, providing both convenience and security. The location boasts excellent road links to the A16, connecting you effortlessly to Boston, Spalding, Lincoln, and Norfolk. Kirton itself is a vibrant village with fantastic local amenities, ensuring that all your needs are met within easy reach.

This property is a rare find on the estate, combining modern living with beautiful countryside views, making it a must-see for anyone seeking a peaceful yet connected lifestyle.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation. There's a UPVC double glazed window to the side, radiator, power points, fuse box, under stairs storage cupboard.

### Cloakroom

WC with push button and flush a pedestal wash hand basin with taps over and tile splashback, radiator, skimmed ceiling and extract fan

### Lounge

13'0 x 12'3

13'0 x 12'3 UPVC double glazed window to the front, radiator, power points, TV point

### Kitchen Diner

18'3 x 9'3

UPVC double glazed window to the rear and UPVC double glazed French doors to the rear, overlooking the rear garden and fields to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, integrated dishwasher, space and point for fridge freezer, radiator, power points.

### Utility Room

7'6 x 5'4

A composite obscured double glazed door to the side, going to your off-road parking and single garage, base units with worksurface over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, power points

### Landing

UPVC double glaze window to the side, power points, loft hatch, airing cupboard

### Bathroom

UPVC obscured double glazed window to side, panel bath with taps over, pedestal wash hand basin with taps over, WC with pushbutton flush, radiator and extractor fan

### Bedroom 1

13'0 x 10'7

UPVC double glazed window to the front, radiator, power points, built-in wardrobes.

### En-Suite

UPVC obscured double glazed window to the front, separate shower which is fully tiled and has a built-in

mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with pushbutton flush, pedestal wash basin with taps over, radiator and extractor fan

### Bedroom 2

9'5 x 9'5

UPVC double glazed window to the rear overlooking the field views, radiator, power points

### Bedroom 3

9'5 x 8'3

UPVC double glazed window to the rear enjoying the open field views, Radiator and power points

### Outside

The property comes with off road parking and a single garage, side gated access that leads to your rear garden which enjoys filed views to the rear.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 95                      |
| (81-91) B                                   | 83      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

