



Lighton Avenue, Kirton Boston PE20 1XS

welcome to

Lighton Avenue, Kirton Boston

This well presented 2/3 bedroom link detached bungalow, situated within close proximity to amenities within the popular and well served village of Kirton, benefits from a Lounge, Dining room, Conservatory, Utility, Log Cabin and ample off road parking.



Entrance Porch

Of brick and uPVC construction with double glazed front entrance door, double glazed windows to side elevation, electric storage heater, further double glazed door through to the Entrance Hall.

Entrance Hall

With double glazed door from Entrance Porch, coving to ceiling, wooden flooring, 3 storage cupboards. Doors to Lounge, Dining Room, Kitchen, Bedrooms and Bathroom.

Lounge

17' 1" x 18' 1" (5.21m x 5.51m)

With double glazed window to rear elevation, double glazed doors leading to the Conservatory, gas fireplace with marble hearth and wooden surround, radiator, double doors through to Dining Room.

Dining Room / Bedroom Three

8' 5" x 13' 2" (2.57m x 4.01m)

With door from Entrance Hall, double glazed window to front elevation, coving to ceiling, radiator, double doors through to Lounge, TV point, telephone point.

Kitchen

8' 9" x 16' 5" (2.67m x 5.00m)

With double glazed window to rear elevation, range of wall and base cupboard, stainless steel sink and drainer unit with mixer tap, integral oven, electric hob with extractor fan above, space for fridge freezer, coving to ceiling, tiled floor, radiator, door from Entrance Hall.

Utility Room

5' 7" x 11' 8" (1.70m x 3.56m)

With double glazed window to side elevation, double glazed door leading to the rear garden, range of wall and base units, space for fridge freezer, tiled floor, coving to ceiling, space for washing machine, gas central heating boiler.

Conservatory

8' 9" x 10' 4" (2.67m x 3.15m)

Of brick and uPVC construction, double glazed doors

leading to the rear garden, double glazed windows to side and rear elevations. With sliding doors from Lounge and electric storage heater.

Bedroom One

8' 9" x 14' 5" (2.67m x 4.39m)

With double glazed window to front elevation, coving to ceiling, built-in wardrobes and radiator.

Bedroom Two

9' 1" x 14' 5" (2.77m x 4.39m)

With double glazed window to front elevation, coving to ceiling, built-in wardrobes and a radiator.

Bathroom

With 2 double glazed windows to side elevation, WC, pedestal wash hand basin, panelled bath, separate shower cubicle with wall mounted shower within, fully tiled walls and floor and a radiator.

Exterior

The front garden is predominantly laid to block paved driveway and hardstanding and provides ample off road parking to approximately 3 cars as well as access to the garage. With brick walls with wrought iron railings to the front and side boundaries and gated access to the driveway.

The well presented low maintenance rear garden is laid to decked, paved and gravelled areas for ease of maintenance and interspersed with trees and shrubs.

Log Cabin

The front garden is predominantly laid to block paved driveway and hardstanding and provides ample off road parking to approximately 3 cars as well as access to the garage. With brick walls with wrought iron railings to the front and side boundaries and gated access to the driveway.

The well presented low maintenance rear garden is laid to decked, paved and gravelled areas for ease of maintenance and interspersed with trees and shrubs.

Agents Note

Please note all white goods are included in the sale as well as the dining table, lounge sofas, light fittings and curtains and blinds.



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welcome to

Lighton Avenue, Kirton Boston

- LINK DETACHED 2/3 BEDROOM BUNGALOW
- LOUNGE, DINING ROOM, CONSERVATORY
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE GARDENS
- LOG CABIN

Tenure: Freehold EPC Rating: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB115267 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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