



**Woodland Road, Kirton Boston PE20 1BJ**



**welcome to**

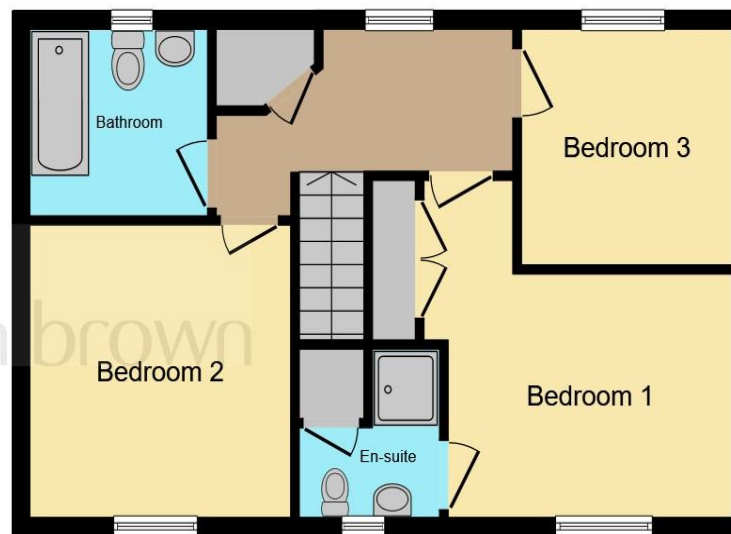
**Woodland Road, Kirton Boston**

William H Brown are proud to present this modern 3-bedroom detached house in the popular village of Kirton, Boston. This property offers a south-facing rear garden, detached single garage and is offered with no onward chain





**Ground Floor**



**First Floor**

**Cloakroom**

**Lounge**

10' 7" x 18' 5" ( 3.23m x 5.61m )

**Kitchen/Diner**

10' 6" x 18' 4" ( 3.20m x 5.59m )

**Utility Room**

5' 10" x 6' 6" ( 1.78m x 1.98m )

**Bedroom 1**

11' 8" x 9' 2" ( 3.56m x 2.79m )

**En Suite**

**Bedroom 2**

10' 11" x 10' 9" ( 3.33m x 3.28m )

**Bedroom 3**

8' 6" x 9' ( 2.59m x 2.74m )

**Bathroom**

**Rear Garden**

**Parking**

**Single Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Woodland Road, Kirton Boston**

- MODERN THREE BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN DINER
- MASTER BEDROOM WITH ENSUITE
- REAR GARDEN WITH PATIO AREA
- PARKING FOR TWO CARS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWB116018](https://williamhbrown.co.uk/Property/BWB116018)



Property Ref:  
BWB116018 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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