

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## 1 May Court Edinburgh Drive, Boston, PE20 1JQ Price Guide £119,000

This ground-floor two-bedroom flat in the heart of Kirton, Lincolnshire, is an attractive option for both first-time buyers and retired purchasers. The flat comprises a kitchen, reception room, two bedrooms, a bathroom, and a separate cloakroom, making it a practical layout. There is a service charge for annual maintenance and garden upkeep, and the flat comes with a long lease. Outside, there is ample parking space, including two allocated parking spots. Kirton is home to many local shops, takeaways, and a school, making it a convenient location. It is located just south of Boston, which offers additional amenities and shops. If you're interested in viewing this property, please contact Bruce Mather Estate Agents, your Lincolnshire Property Partners, on 01205365032.



# Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

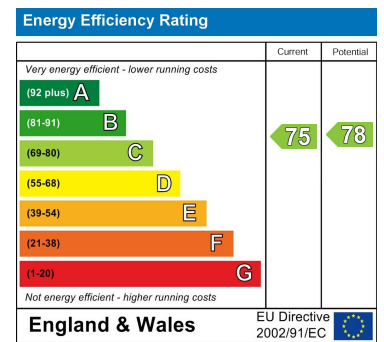
## Website Link



## Area Map



## Energy Efficiency Graph



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