



3 Willow Gardens, Kirton, Boston, PE20 1BH



3



2



1

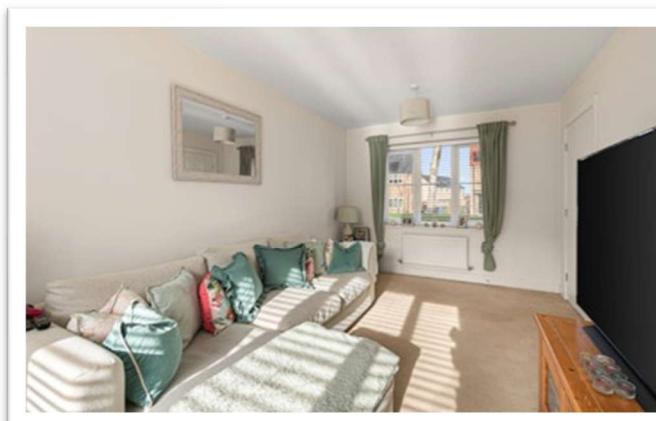
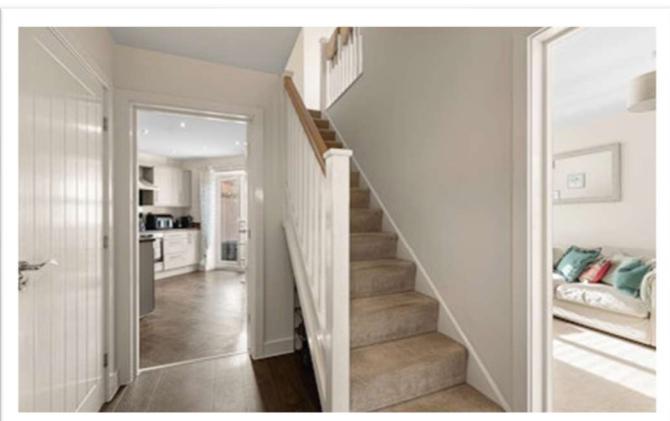
Freehold

£220,000



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 beautifully presented modern semi-detached home, ideally located in the highly sought-after and well-served village of Kirton.

This attractive property offers stylish and well-maintained accommodation throughout. The ground floor comprises a welcoming entrance hall, convenient cloakroom, a comfortable lounge perfect for relaxing and a spacious dining kitchen designed for both everyday living and entertaining.

To the first floor, the generous master bedroom benefits from its own en-suite shower room, complemented by two further bedrooms and a contemporary family bathroom. Externally, the property features a driveway providing off-road parking, a single garage, and a fully enclosed rear garden, ideal for children, pets or outdoor dining.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency year-round.

An excellent opportunity for first-time buyers, families or investors alike.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, extractor, close coupled WC and hand basin.

LOUNGE

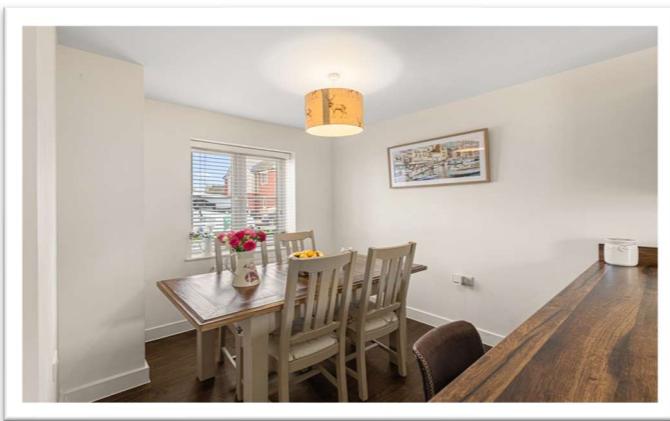
4.96m x 2.95m (16'4" x 9'8")

Having windows to front & rear elevations and two radiators.

DINING KITCHEN

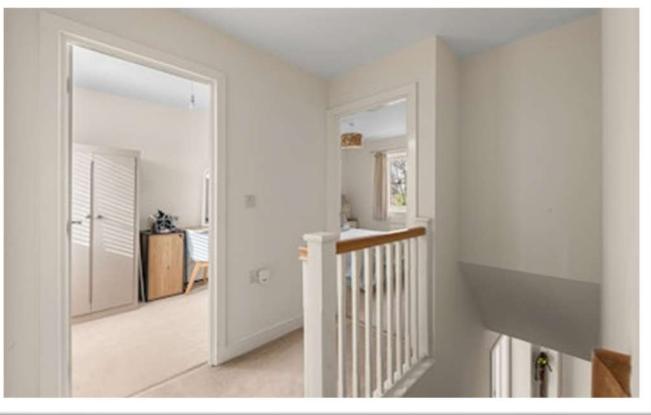
5.64m x 3.13m (18'6" x 10'4")

(max) Having window to front elevation, french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, integrated dishwasher, cupboard & drawers under, cupboards & stainless steel cooker hood over. Further work surface with cupboards under and tall unit to side housing integrated fridge & freezer.



NEWTON FALLOWELL



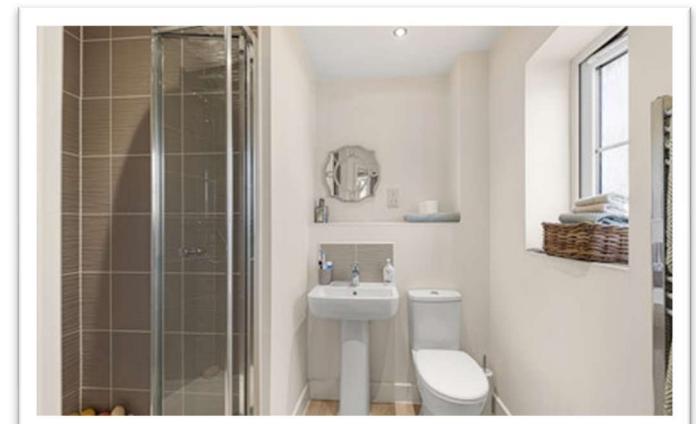
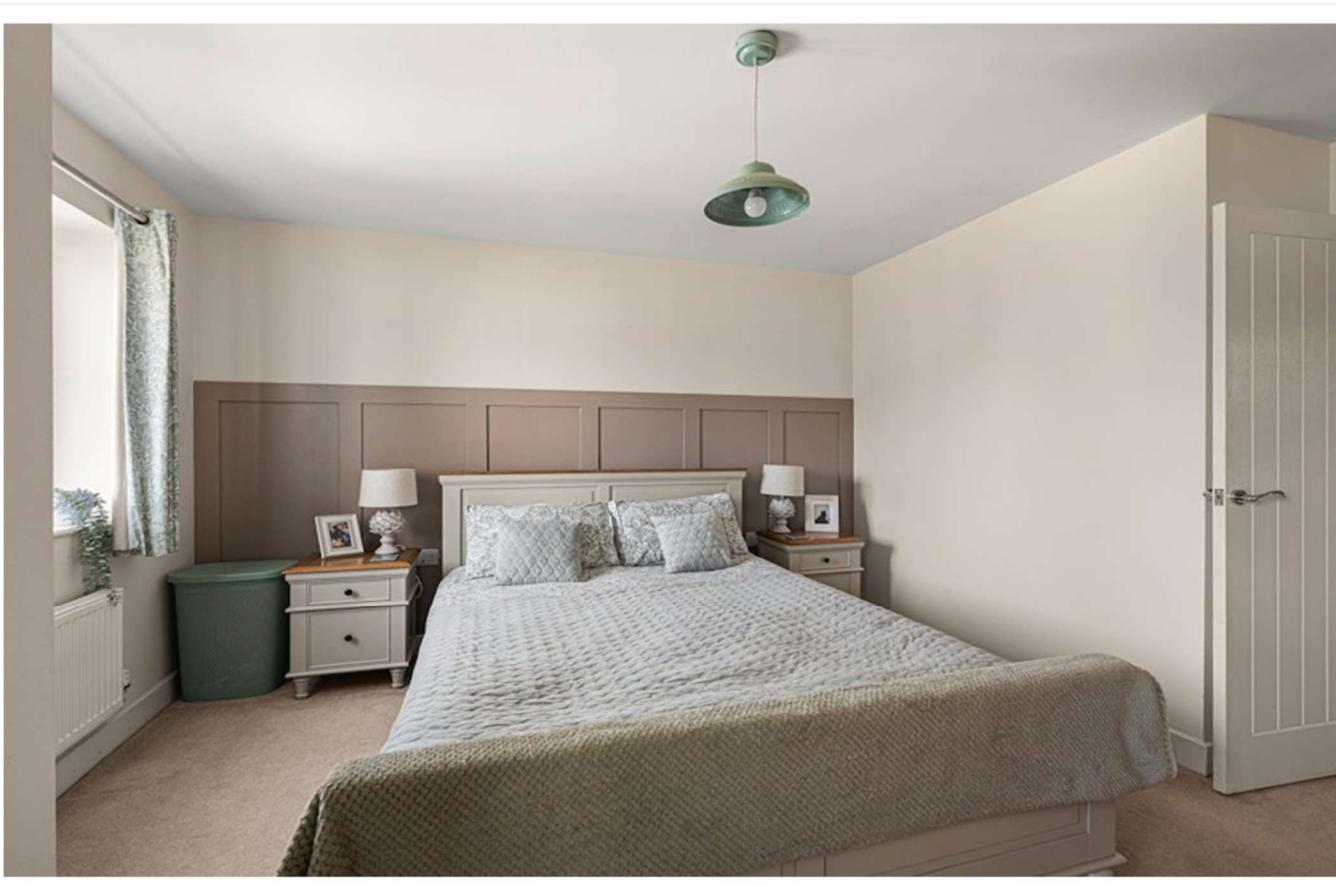


FIRST FLOOR LANDING
Having access to roof space.

MASTER BEDROOM
4.41m x 3.6m (14'6" x 11'10")
(max) Having two windows to front elevation and radiator.

EN-SUITE
2.2m x 1.82m (7'2" x 6'0")

Having window to front elevation, inset ceiling spotlights, heated towel rail, wood effect flooring, extractor, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

3.02m x 2.71m (9'11" x 8'11")

Having window to front elevation, radiator and built-in cupboard.

BEDROOM THREE

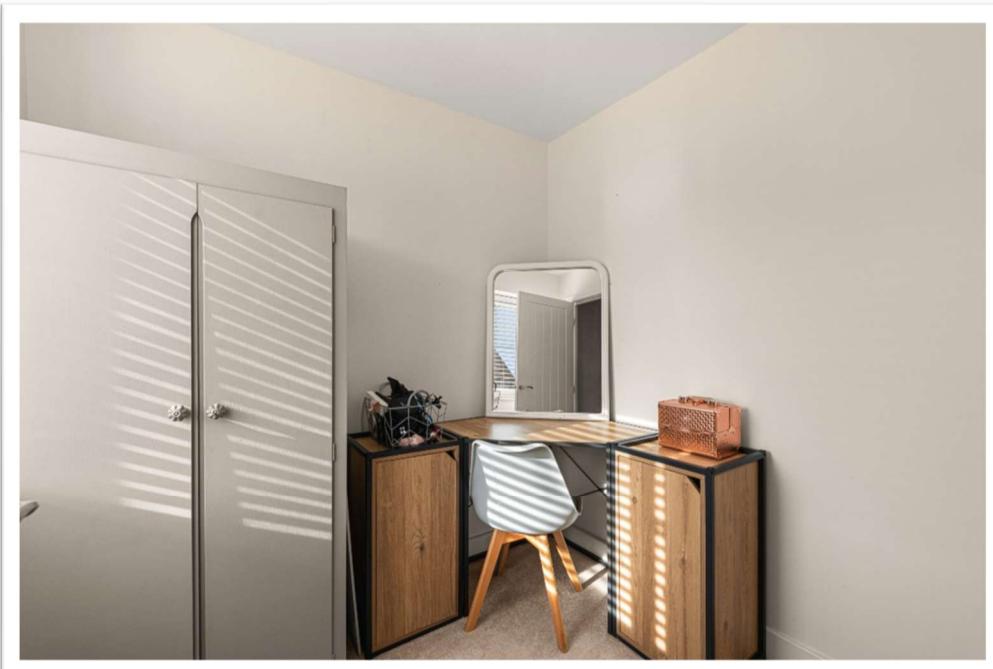
2.17m x 1.96m (7'1" x 6'5")

Having window to rear elevation and radiator.

BATHROOM

1.96m x 1.89m (6'5" x 6'2")

Having window to rear elevation, heated towel rail, wood effect flooring, extractor, shaver point, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. To the side of the property there is a driveway providing off-road parking leading to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed with gated access and laid to lawn with a paved patio and a decked patio to the far rear.

SERVICES

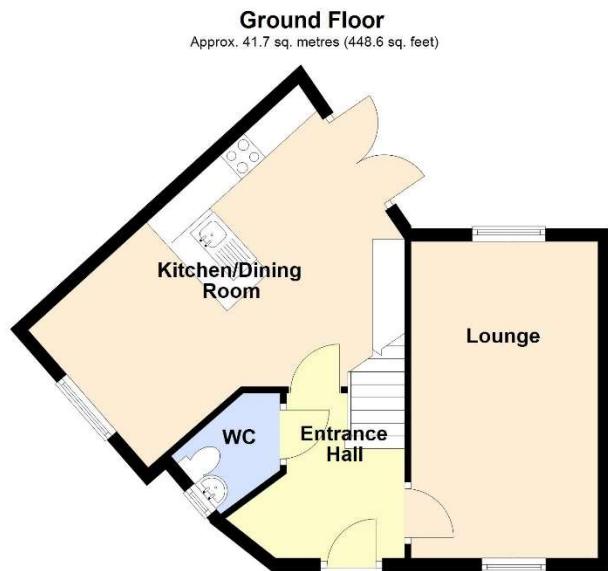
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 81.3 sq. metres (874.8 sq. feet)



LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk