



 **NEWTON**
FALLOWELL

3 Willow Gardens, Kirton – PE20 1BH
£215,000

3 Willow Gardens

Kirton, Boston

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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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

16' 3" x 9' 8" (4.96m x 2.95m)

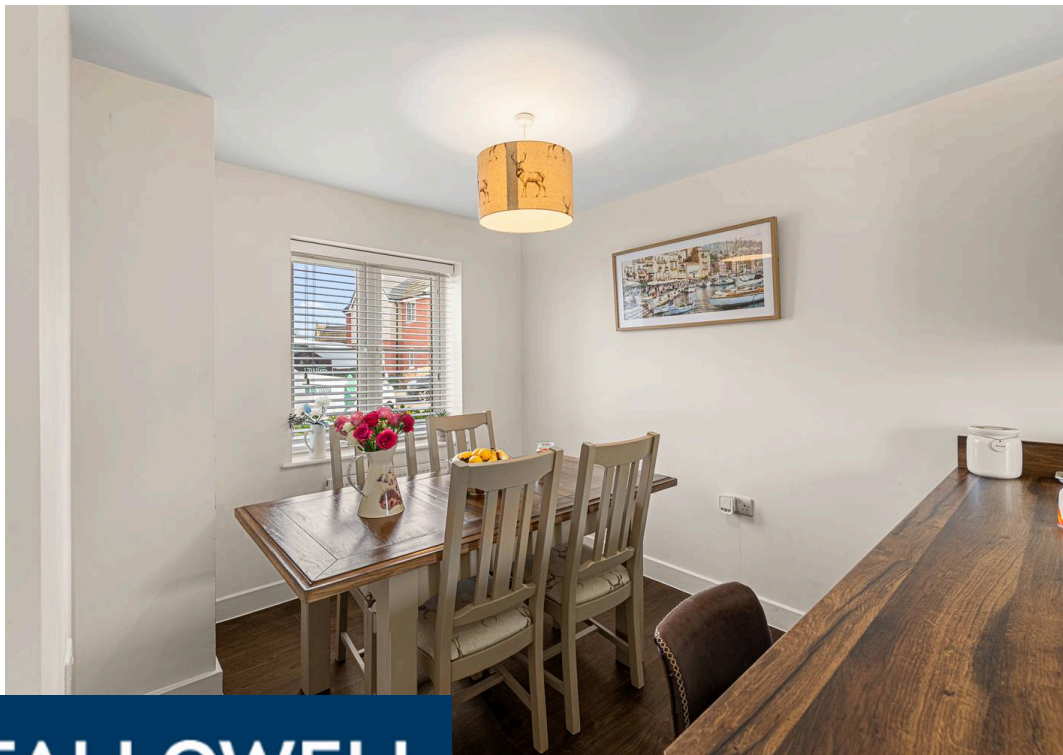
Having windows to front & rear elevations and two radiators.

DINING KITCHEN

18' 6" x 10' 3" (5.64m x 3.13m)

(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.





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FIRST FLOOR LANDING

Having access to roof space.

MASTER BEDROOM

14' 6" x 11' 10" (4.41m x 3.60m)

(max) Having two windows to front elevation and radiator.

EN-SUITE

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

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

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

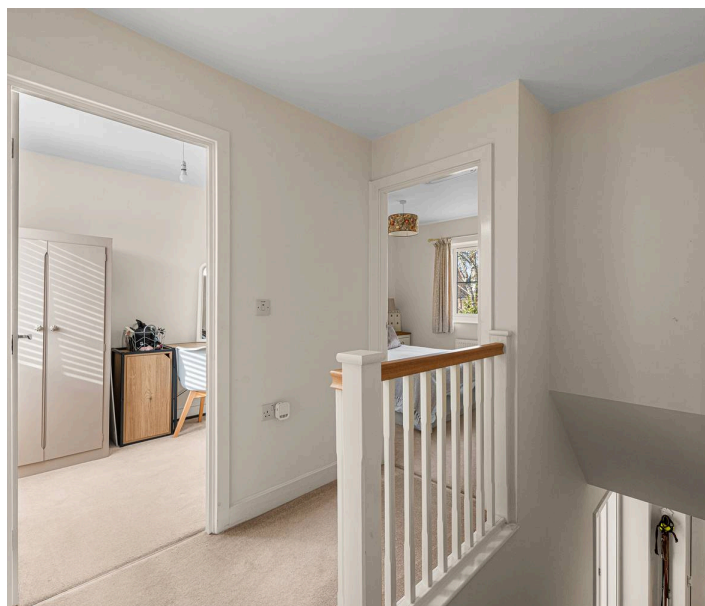
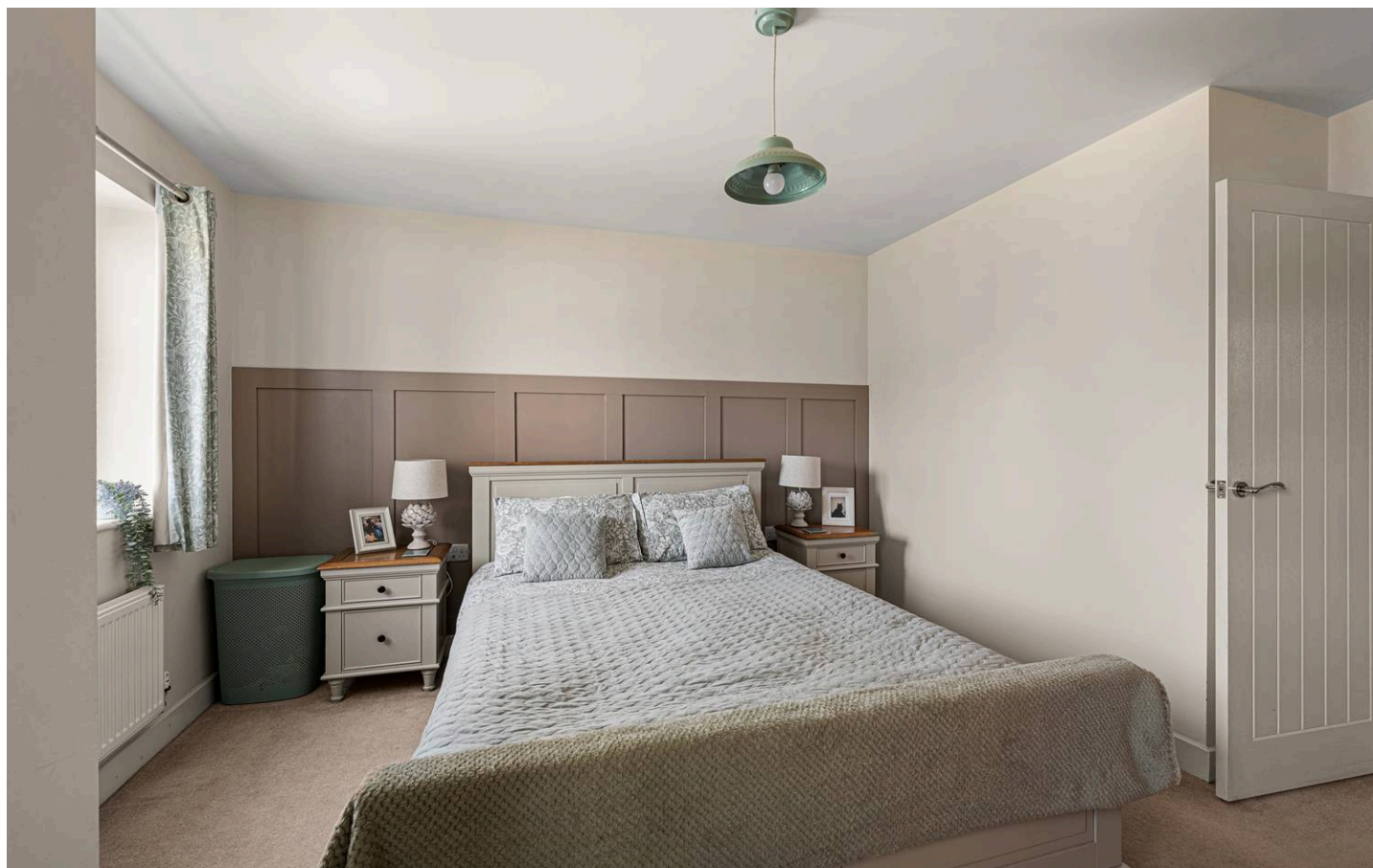
BEDROOM THREE

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

Having window to rear elevation and radiator.

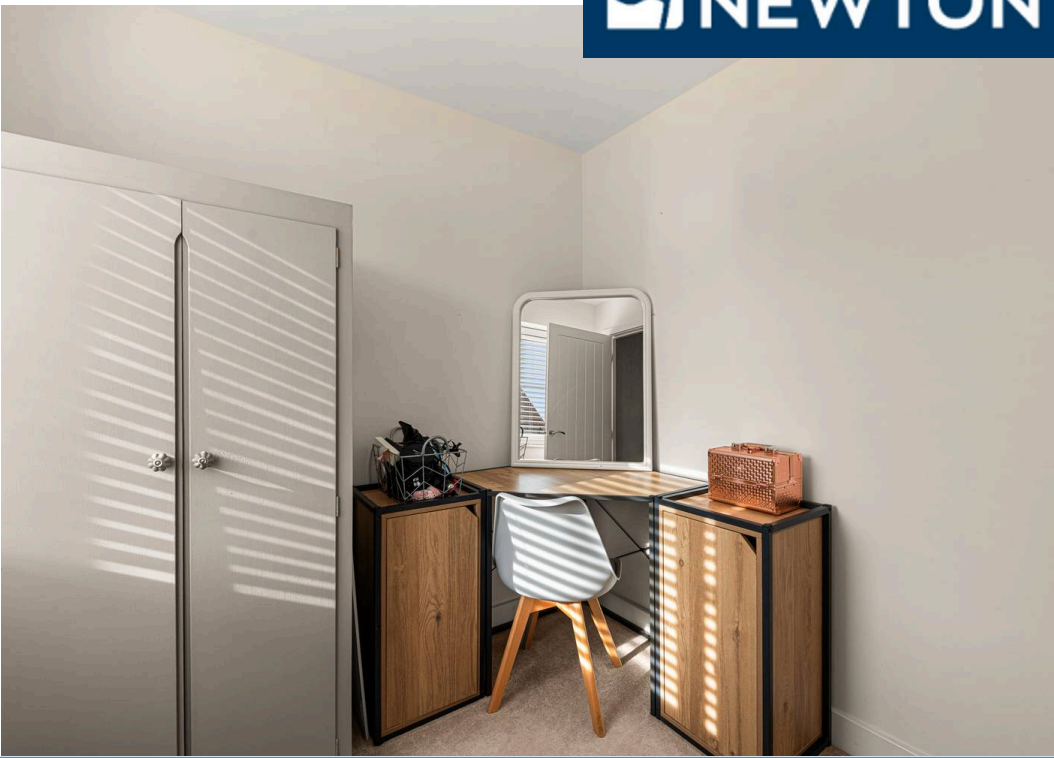
BATHROOM

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





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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.

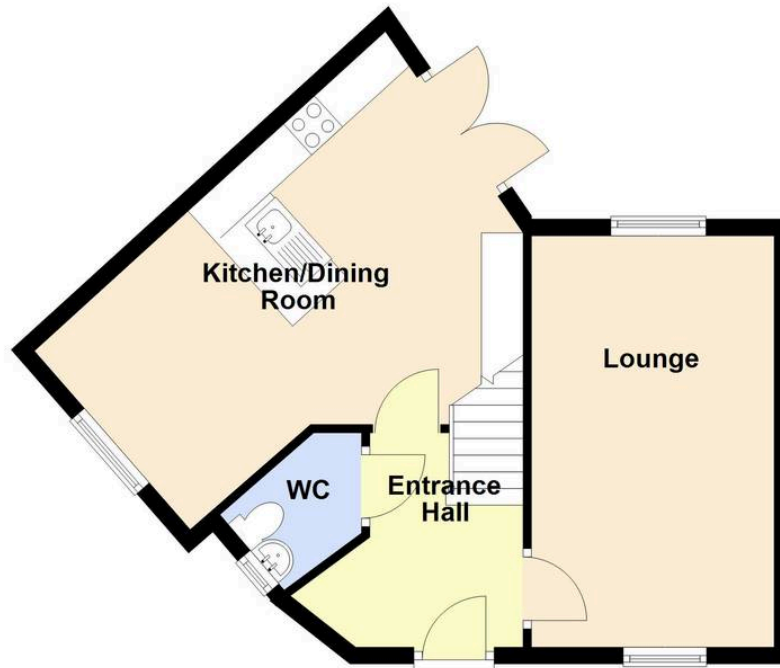
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Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



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

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