



# No.43

Situated in the sought-after village of Kirton, this beautifully presented and well-established three-bedroom bungalow offers an excellent opportunity for buyers seeking space, comfort, and convenience. The village itself benefits from a wide range of amenities, including both primary and secondary schools, a variety of eateries, independent shops, traditional pubs, and a Co-op, making it ideal for families and downsizers looking to be close to amenities.

Positioned within the popular Thorne Way, where properties enjoy generous spacing and views over surrounding green areas, the home enjoys a welcoming, clean and modern layout. Internally, the property features a generous entrance hallway leading through to a bright and comfortable lounge, alongside a well-appointed kitchen diner—with ample space for a six-or-eight-seater dining table.

There are three double bedrooms, all well-proportioned, and a modern family bathroom. As there is a double driveway, current owners have thoughtfully converted the garage into a double bedroom, creating a versatile space that would also be ideal for those working from home.

Externally, the enclosed rear garden is mainly laid to lawn with a sunny gravelled patio area, enjoying a desirable south-facing aspect—perfect for sun-lovers and gardeners alike.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire an immaculately presented home in an attractive and well-regarded location.

EPC - C

Council Tax Band B



**Entrance Hall** - A welcoming entrance hall featuring a partially obscure glazed front door complemented by matching obscure glazed side panels, allowing natural light while maintaining privacy. The space includes a radiator, decorative covered cornicing, and a ceiling light point. There is also access to the loft space and a conveniently positioned wall-mounted digital central heating timer.

**Lounge – 14'6" x 12'5" (4.42m x 3.78m)** - A well-proportioned and comfortable living space with a window overlooking the front elevation, providing plenty of natural light. The room is finished with a radiator, covered cornicing, and a ceiling light point, along with a TV aerial connection..

**Kitchen-Diner – 12'0" x 12'3" (3.66m x 3.73m)** A spacious and functional kitchen diner fitted with a range of worktops and an inset one-and-a-half bowl sink with mixer tap. There are ample base units, drawer units, and matching eye-level wall cupboards, including stylish corner display shelving. The space accommodates an electric cooker, dishwasher, and a full-height fridge freezer. A window to the rear elevation brings in natural light, while features such as covered cornicing, recessed ceiling lighting, and a radiator enhance both practicality and comfort.



**Utility Room – 9'1" x 6'7" (2.77m x 2.01m)** A useful and well-equipped utility area offering additional worktop space with tiled splashback. There is plumbing for an automatic washing machine and space for a condenser tumble dryer. The room also benefits from fitted storage cupboards and houses a concealed gas combination boiler. A rear-facing window and obscure glazed door provide light and access, complemented by covered cornicing, a ceiling light point, and a radiator.

**Bedroom One – 11'9" x 10'10" (3.58m x 3.30m)** A comfortable double bedroom positioned at the front of the property, featuring a window to the front elevation. The room includes a radiator, covered cornicing, and a ceiling light point, creating a pleasant and relaxing environment.

**Bedroom Two – 16'0" x 8'3" (4.88m x 2.51m)** A generously sized bedroom with a window to the front elevation, allowing for good natural light. The room is fitted with a radiator and ceiling light point, offering flexibility for use as a bedroom, guest room, or home office.

**Bedroom Three – 8'10" x 11'10" (2.69m x 3.61m)** A well-sized third bedroom overlooking the rear elevation, enjoying a quieter aspect. The room features a radiator, covered cornicing, and a ceiling light point.

**Bathroom** - A modern bathroom fitted with a three-piece suite comprising a push-button WC, wash hand basin with mixer tap set within a vanity unit, and panel bath with mixer tap. A wall-mounted mains-fed shower with handheld attachment and fitted shower screen is positioned above. The space is finished with extended tiled splashbacks, a tiled floor, heated towel rail, covered cornicing, recessed ceiling lighting, extractor fan, electric shaver point, and a built-in linen cupboard with slatted shelving.

**Outside** - To the front, the property is accessed via a dropped kerb leading to a double width granite gravelled driveway, providing convenient off-road parking. A neatly maintained lawned garden sits alongside a paved pathway leading to the entrance. A side pathway, complete with external lighting and gated access, leads through to the rear. The rear garden enjoys a pleasant south-facing aspect and is predominantly laid to lawn, complemented by a variety of established shrubs. The space is fully enclosed by fencing and benefits from an outside tap and lighting.





## Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)

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Plan produced using PlanUp.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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