

NEWTON FALLOWELL

275 Willington Road, Kirton End - PE20 1NW

£500,000

275 Willington Road

Kirton End, Boston

An impressive, extended and beautifully updated detached bungalow, occupying a generous plot in a village location with attractive open views to the front. Finished to a high standard throughout, this superb home offers over 1,800 square feet of stylish and versatile accommodation, ideal for modern family living.

The well-presented interior comprises an entrance hall, cloakroom, inner hall, spacious open-plan living/dining kitchen, separate lounge, utility room and study. There are four double bedrooms, including an impressive principal bedroom with dressing room and en-suite, together with a family bathroom featuring a separate shower.

Outside, the property benefits from extensive hardstanding and ample off-road parking, a detached double garage and a lawned garden complemented by a substantial porcelain-paved patio, providing an excellent space for outdoor entertaining and relaxation.

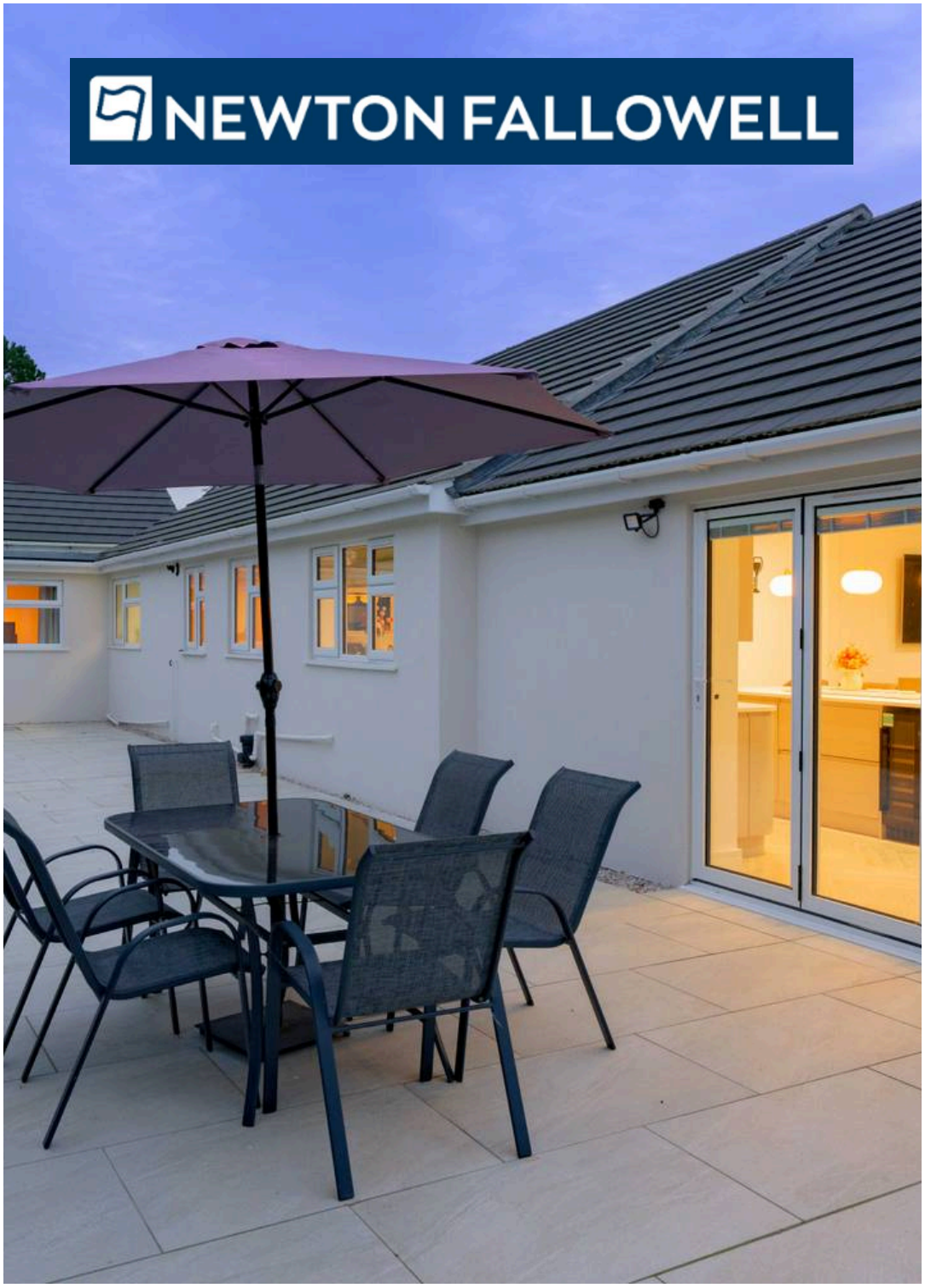
Further benefits include gas central heating and double glazing, completing this appealing home which combines generous proportions, contemporary styling and practical living space in a desirable village setting.

Situated in the small rural hamlet of Kirton End, the property enjoys a peaceful countryside setting whilst remaining conveniently positioned for the nearby village of Kirton and the market town of Boston, both offering a range of amenities and services. The surrounding area provides an attractive Lincolnshire landscape, appealing to those seeking a quieter lifestyle within easy reach of local facilities.

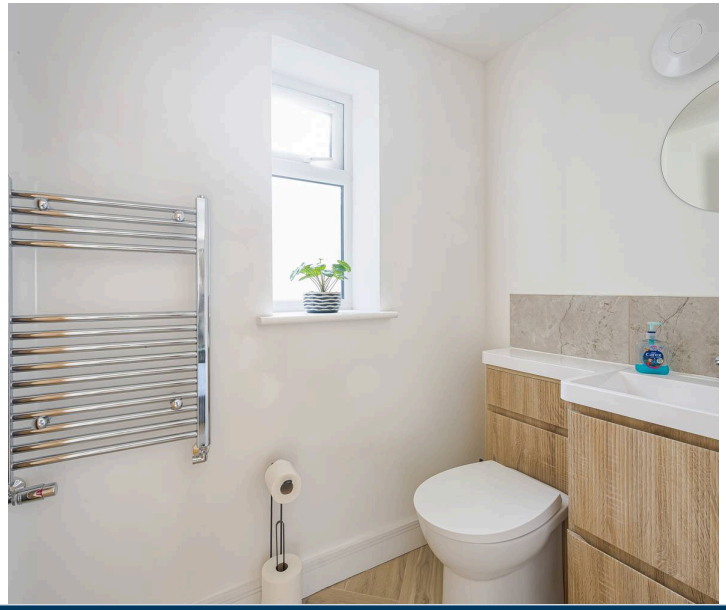
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C









ACCOMMODATION
Part glazed entrance door with side screen through to the:

ENTRANCE HALL
Having full height window to front elevation, inset ceiling spotlights, radiator, tiled floor and opening to inner hall.

CLOAKROOM
Having window to side elevation, heated towel rail, tiled floor, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

MASTER BEDROOM
18' 9" x 10' 2" (5.72m x 3.11m)
Having radiator, access to roof space and opening to the:

DRESSING ROOM
8' 0" x 5' 10" (2.44m x 1.77m)
Having window to side elevation, inset ceiling spotlights and large walk-in wardrobe.

EN-SUITE
Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls, tiled floor, shower enclosure with mixer shower fitting, WC with concealed cistern and vanity basin with drawer under.

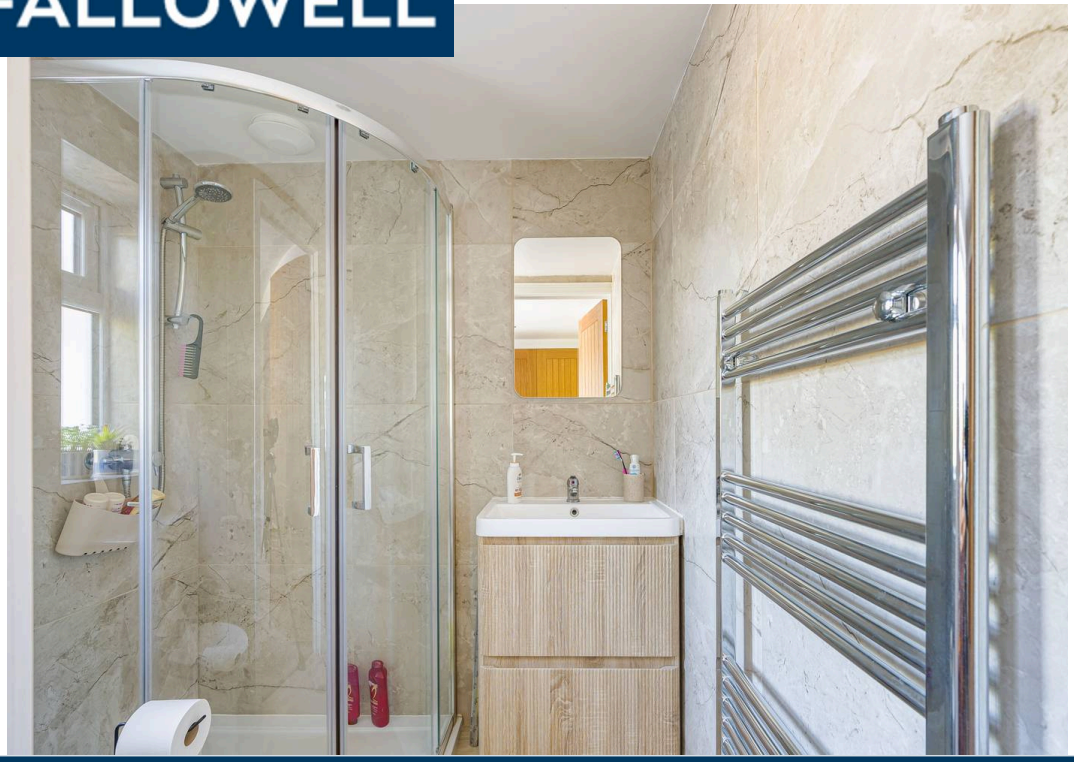
NEWTON FALLOWELL





NEWTON FALLOWELL





BEDROOM TWO
16' 6" x 8' 8" (5.02m x 2.63m)
Having window to side elevation and radiator.

INNER HALL
Having inset ceiling spotlights, radiator, tiled floor and access to roof space.

BEDROOM THREE
12' 11" x 11' 3" (3.94m x 3.42m)
Having windows to front & side elevations and radiator.

BEDROOM FOUR
11' 9" x 11' 2" (3.57m x 3.40m)
Having window to front elevation and radiator.

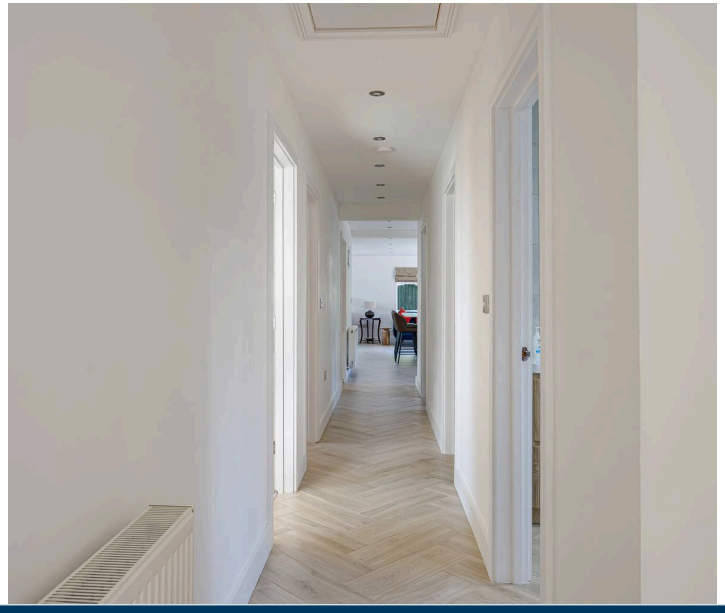
BATHROOM
12' 0" x 8' 0" (3.67m x 2.45m)
Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls, tiled floor, back to wall bath, WC with concealed cistern and vanity basin with drawer under and LED illuminated heated mirror over.

STUDY
8' 0" x 5' 11" (2.45m x 1.80m)
Having window to rear elevation, radiator, tiled floor and fitted cupboards.

UTILITY
8' 0" x 6' 2" (2.45m x 1.89m)
Having window to rear elevation, radiator, tiled floor, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards under & over, space & plumbing for automatic washing machine & tumble dryer.

NEWTON FALLOWELL











NEWTON FALLOWELL









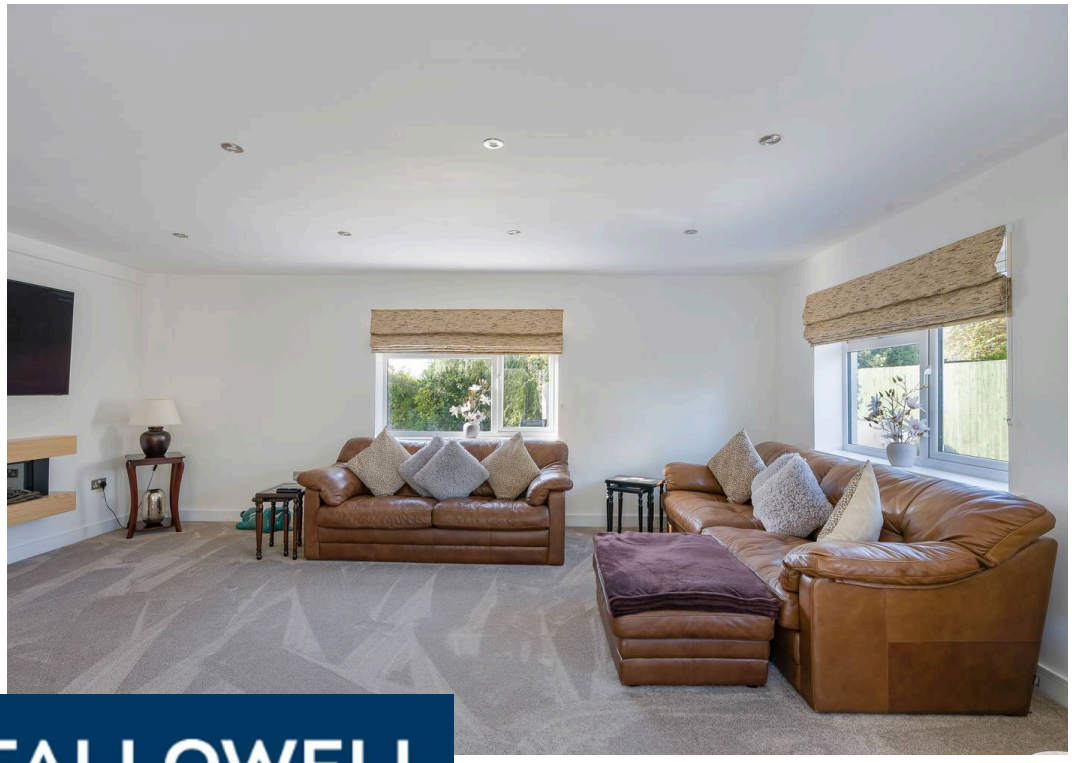


OPEN PLAN LIVING/DINING/KITCHEN
29' 11" x 21' 10" (9.13m x 6.66m)
(max) Having window & bi-fold doors to rear elevation, two windows to side, window to front, inset ceiling spotlights, three radiators part tiled floor to dining kitchen, carpet to living area which also features a contemporary style wall mounted electric fire. Fitted with a range of base & wall units with Minerva work surfaces & upstands comprising: 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with gas range style cooker, cupboard & drawers under, cupboards, integrated microwave & extractor over. Further work surface with cupboards under, cupboards over. Work surface forming large breakfast bar with cupboards & integrated wine cooler under.

NEWTON FALLOWELL

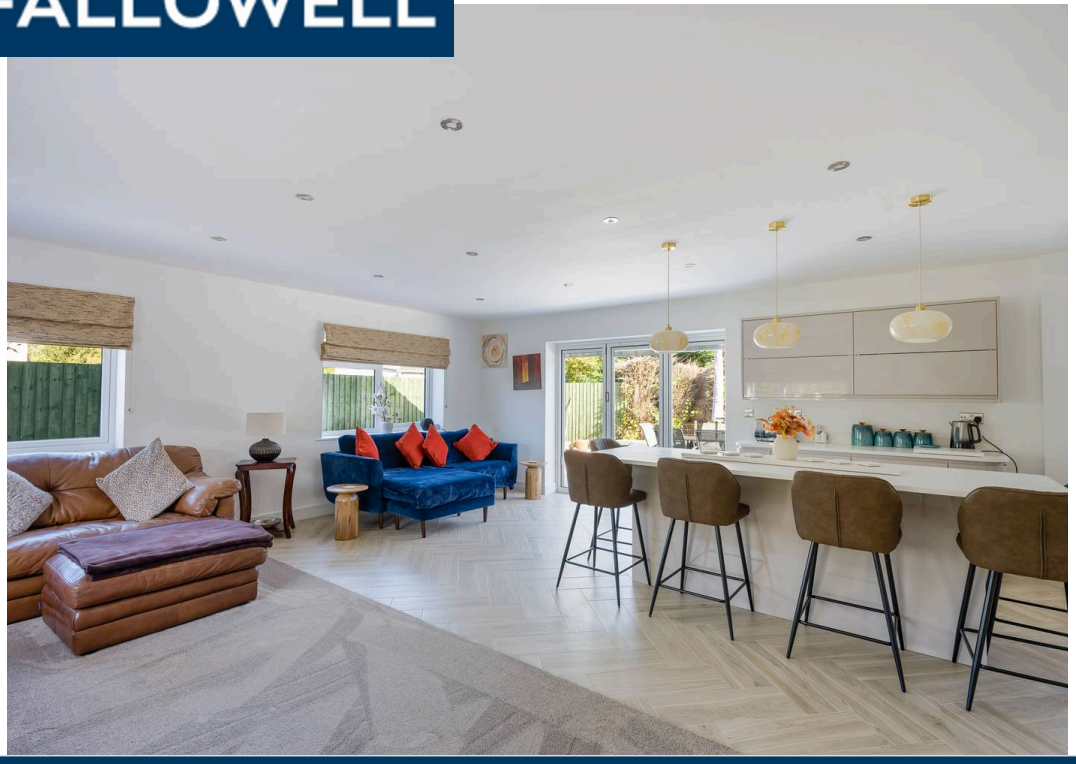

NEWTON FALLOWELL





NEWTON FALLOWELL

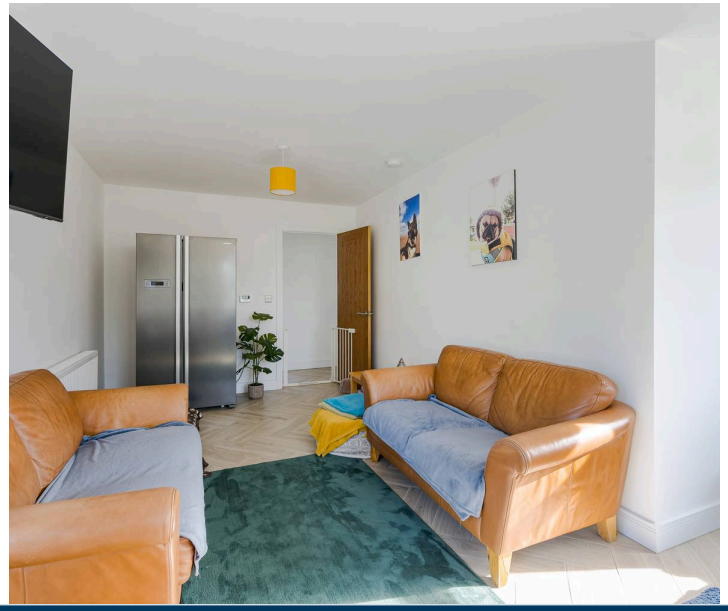




LOUNGE
20' 11" x 14' 6" (6.37m x 4.41m)
(max) Having window to front elevation, window & french doors to side elevation, two radiators and tiled floor.







NEWTON FALLOWELL







EXTERIOR

To the front of the property there is a lawned garden with a large porcelain paved patio which extends down the side of the property and continues to the rear. Double gates (ready to be electrified) to a large gravelled driveway providing off-road parking & hardstanding giving access to the:

DETACHED DOUBLE GARAGE

Having two electric roller doors, light and power.

THE PLOT

The property occupies a plot of approximately 0.30 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 C. We are advised that the property had all new electrics in 2026.

NEWTON FALLOWELL

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.

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







Total area: approx. 174.5 sq. metres (1878.6 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

NEWTON FALLOWELL