



92 Nightingale Road

It's easy to see why the current owners chose this as their family home from new, given the lovely open views from the rear garden and being nicely set back from London Road toward the end of the development. While all the three bedrooms are a good size, this design having an attached garage, allows for the master bedroom above it to be particularly generous, which has an en-suite.

The accommodation also includes a spacious dining kitchen which opens onto the garden. As previously mentioned, the garden is a particular highlight, being laid to lawn with a sheltered decking area, perfect for dining on a summers evening or simply enjoying the aforementioned open views.

The ever popular village of Kirton must be one of our most asked-after villages, due in part to its convenient access to the A16 and A17 for anyone working South of Boston, but also due to the many amenities the village has to offer which really do suit all age groups and include nursery, primary and secondary schools and a variety of independent shops as well as a Co-Op. There is a pub and restaurant, various take-away options, a GP surgery and Veterinary practice.

- Three Bedroom, Modern Family Home
- Lounge, Dining Kitchen and Cloakroom
- Bathroom & En-suite Shower Room
- Off-road Parking & Attached Garage
- Well Maintained Rear Garden and Neighbouring Open Fields
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold, Council Tax Band 'B', EPC 'B' 83

*Agents Note: The vendor informs us that the property is subject to a maintenance charge, currently £184.80 per annum.







Entrance - Via a part-glazed door into the entrance porch with further door through to the lounge.

Lounge 4.94m x 3.11m - With uPVC window to the front aspect overlooking the driveway, limed Oak effect flooring, radiator and door through to the:

Inner Hall - Having stairs to the first floor and door to the:

Cloakroom / WC - With uPVC window to the side, radiator, close-coupled WC and hand basin with tiled splashback.

Kitchen 5.76m x 3.11m - The kitchen comprises a range of contemporary cupboard and drawer units to both base and eye level including pull-out larder and with work surfaces, having an inset stainless steel sink with dual lever mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over and oven below. There are spaces and plumbing for both washing machine and dishwasher, wall-mounted gas-fired boiler, window and French doors leading out to the rear garden.

First Floor Accommodation Landing - uPVC window to the side aspect, loft access, over-stairs cupboard and doors arranged off to:

Master Bedroom 4.24m x 2.94m red. to 2.13m - Bedroom one has a uPVC window overlooking the front, radiator and door to the en-suite shower room.

En-suite Shower Room – The en-suite comprises a lovely contemporary suite of low-profile WC, pedestal hand basin and tiled shower enclosure. Radiator and uPVC obscured window to the front.

Bedroom Two 3.41m x 2.64m – With uPVC window overlooking the rear garden, radiator.

Bedroom Three 3.04m x 2.37m – Bedroom three also overlooks the rear garden and has radiator.

Bathroom – Comprising a modern white suite of low profile WC, pedestal handbasin with tiled splashback and a panel bath with shower over, having both rain head and hand-held shower and tiling to the surrounding area. Radiator and extractor fan.

Outside

The property has the benefit of a tarmac driveway leading up to the **attached garage** which has up/over door, power and light. A footpath extends alongside the property to provide gated access to the rear.

The attractive rear garden will be a highlight for many viewers and takes full advantage of the superb open views over neighbouring fields. The garden combines lawn and a sheltered decking area, ideal for dining on a summers evening or even perhaps a hot tub.

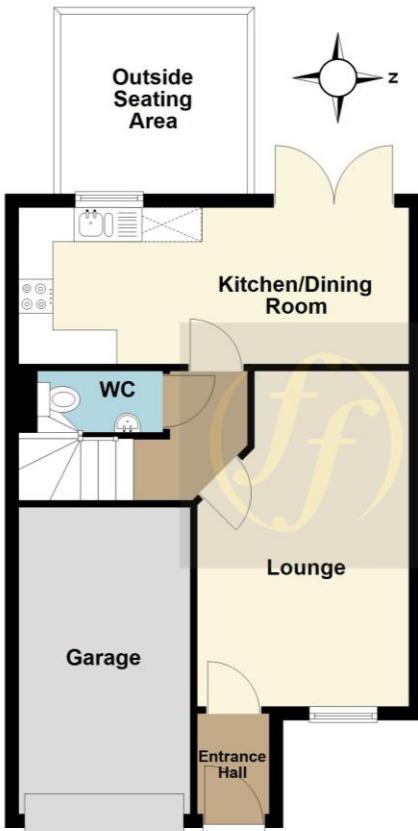






Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 sq. feet)

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