

NEWTON FALLOWELL

3 Meeres Lane, Kirton - PE20 1PS

Offers Over **£440,000**

3 Meeres Lane

Kirton, Boston

Set on a generous plot of approximately 0.23 acre (subject to survey), this substantial detached family home enjoys a sought-after position within the highly desirable village of Kirton. Beautifully presented throughout, the spacious accommodation includes a welcoming entrance hall, boot room with cloakroom, breakfast kitchen, utility room, separate dining room and an inviting lounge. Upstairs are four generous bedrooms, a family bathroom and separate shower room. Outside, the property boasts attractive lawned gardens, a generous driveway providing ample parking, a double garage and a private enclosed rear garden, creating an ideal space for family life and outdoor entertaining. Further benefits include gas central heating and double glazing.

Kirton is a thriving and highly regarded village offering an excellent range of local amenities including a supermarket, shops, cafés, pubs, doctors' surgery, pharmacy, primary school and library. The village enjoys a strong community spirit and is conveniently located just six miles from Boston, providing easy access to further shopping, schooling, leisure facilities and rail links, as well as excellent road connections via the A16 and A52.

Council Tax band: TBD

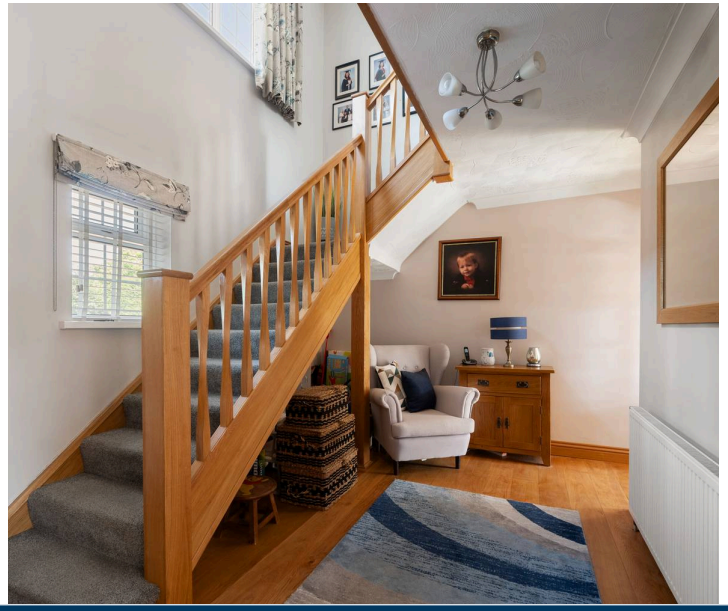
Tenure: Freehold

EPC Energy Efficiency Rating: C

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ACCOMMODATION
Part glazed front entrance door through to the:

ENTRANCE HALL
Having window to front elevation, coved ceiling, radiator, oak flooring and staircase rising to first floor.

BOOT ROOM
Having coved ceiling, radiator and oak flooring.

CLOAKROOM
Having window to side elevation, coved ceiling, heated towel rail, oak flooring, close coupled WC and counter basin on vanity unit.

BREAKFAST KITCHEN
16' 1" x 11' 7" (4.90m x 3.54m)
Having window to rear elevation, coved ceiling with inset ceiling spotlights, vertical radiator, oak flooring and serving hatch to dining room. Fitted with a range of base & wall units with Nero Cosmos Granite work surfaces & upstands comprising: belfast style sink with mixer tap inset to work surface, cupboard, drawers & integrated dishwasher under. Work surface return with cupboards & drawers under, cupboards & wine rack over. Further work surface return forming breakfast bar with cupboards under. Further work surface return with space for gas range style cooker, cupboards & drawers under, cupboards & stainless steel extractor over, space to side for american style fridge/freezer with shelving over and cupboards & shelving to side. Built-in larder style cupboard.

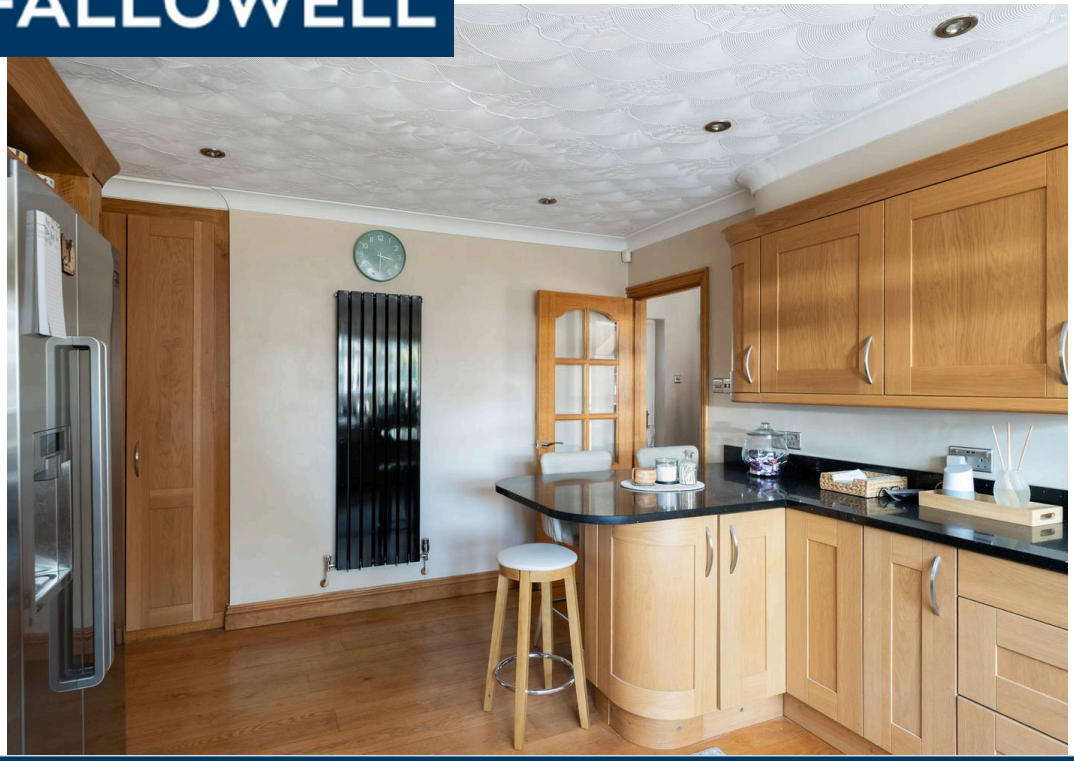
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SIDE ENTRANCE LOBBY
Having part glazed door to side elevation, coved ceiling, heated towel rail, storage cupboard and oak flooring.

UTILITY
11' 6" x 5' 6" (3.51m x 1.67m)
Having window to rear elevation, oak flooring and wall mounted gas fired boiler providing for both domestic hot water & heating. Work surface with tiled splashback, inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboards & appliance spaces under, cupboards over.

DINING ROOM
11' 6" x 10' 8" (3.51m x 3.25m)
Having bow window to rear elevation, coved ceiling, radiator and oak flooring. Archway to the:

LOUNGE
21' 5" x 15' 4" (6.52m x 4.68m)
(max) Having bow window to front elevation, further windows to side & rear elevations, french doors to rear elevation & garden, coved ceiling, two radiators and contemporary style fireplace.







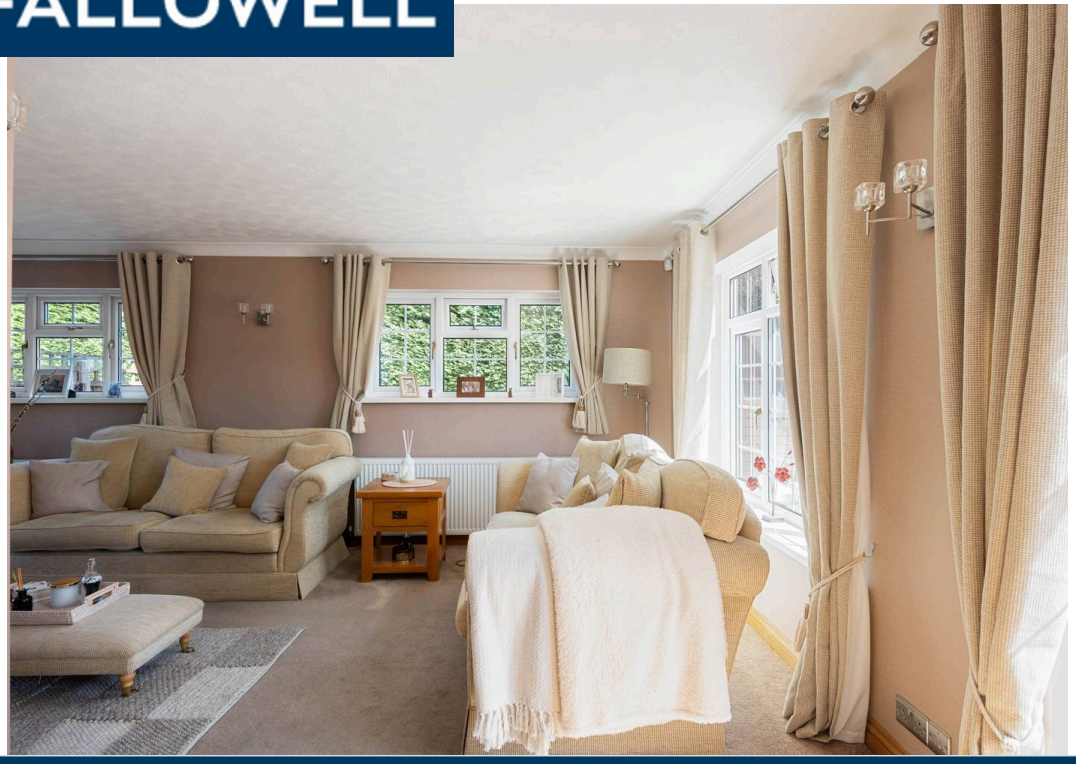
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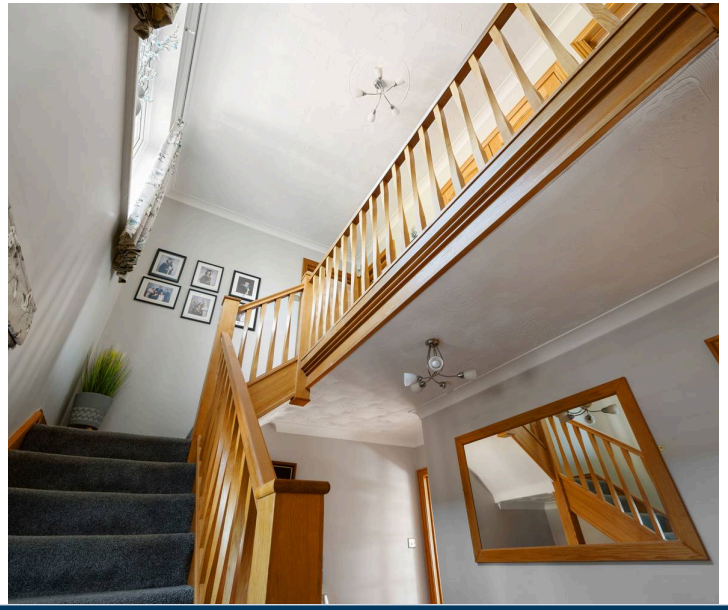


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FIRST FLOOR LANDING
Having window to front elevation, coved ceiling and built-in double airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE
17' 7" x 15' 7" (5.35m x 4.74m)
(max) Having window to front elevation, coved ceiling, radiator, eaves storage and two built-in double wardrobes.

BEDROOM TWO
15' 6" x 9' 5" (4.73m x 2.86m)
Having two windows to rear elevation, coved ceiling, vertical radiator and fitted wardrobes to one wall.

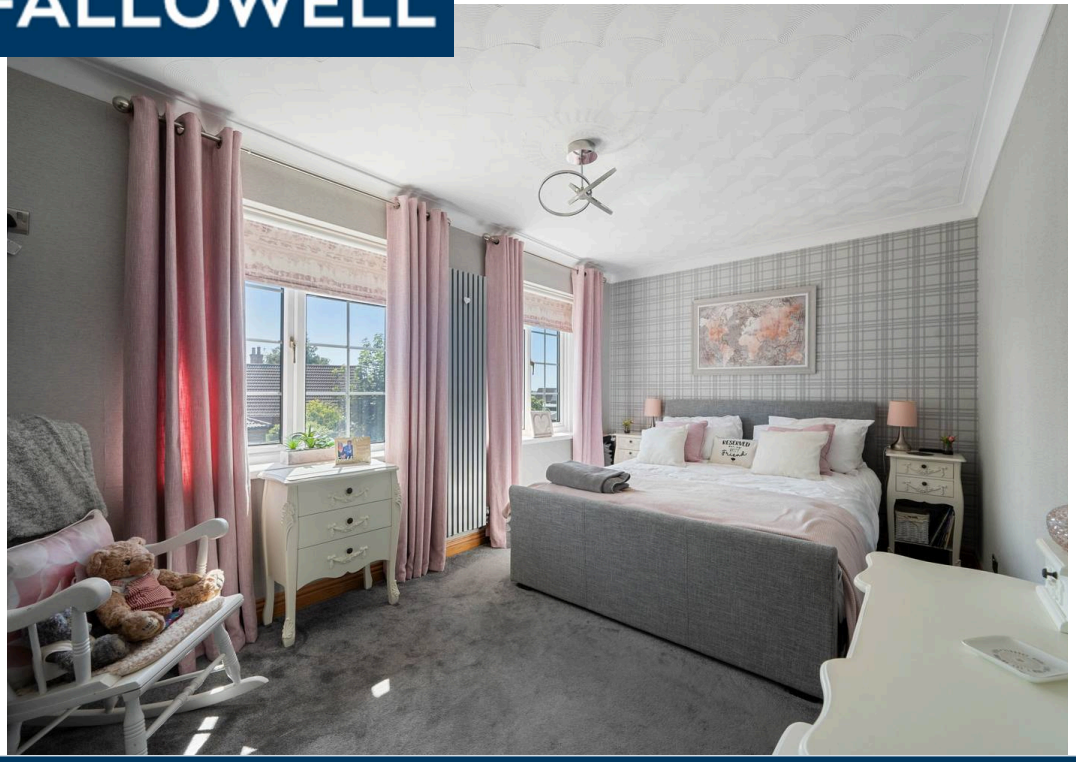
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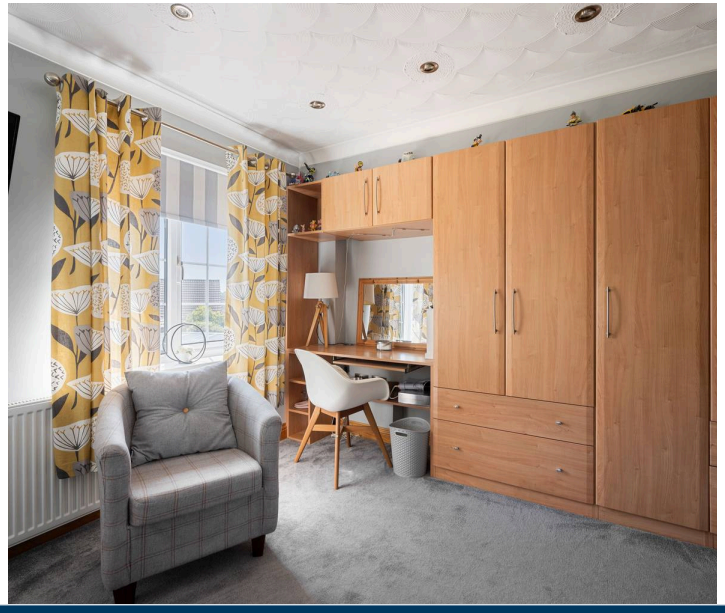
BEDROOM THREE
15' 7" x 9' 6" (4.76m x 2.89m)
(wardrobes in addition) Having two windows to rear elevation, further window to side elevation, coved ceiling, radiator and fitted wardrobes & dressing table to one wall.

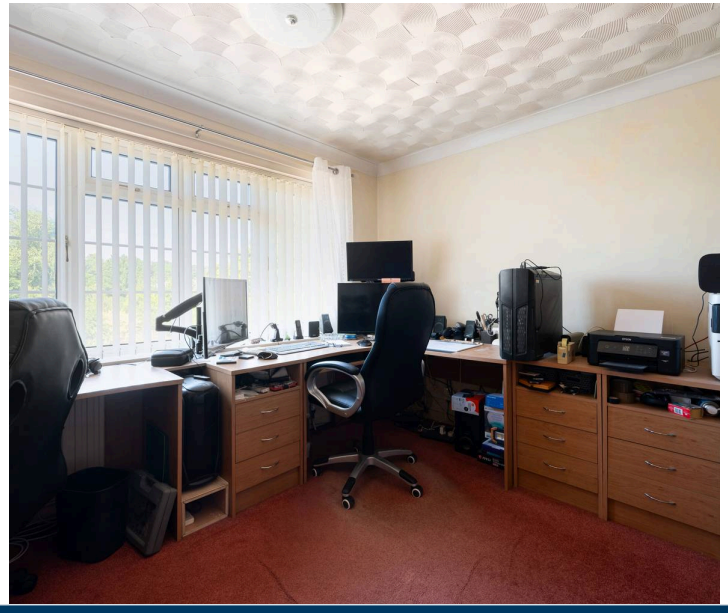
BEDROOM FOUR
11' 8" x 11' 7" (3.56m x 3.53m)
Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM
Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor and tiled floor. Re-fitted with a suite comprising: double shower enclosure with rainfall & mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under, heated backlit mirror over & tall storage unit to side.

BATHROOM
Having window to rear elevation, coved ceiling, radiator, access to roof space, tiled splashbacks, whirlpool corner bath, close coupled WC and hand basin inset to vanity unit with cupboard & drawers under, heated backlit mirror over.

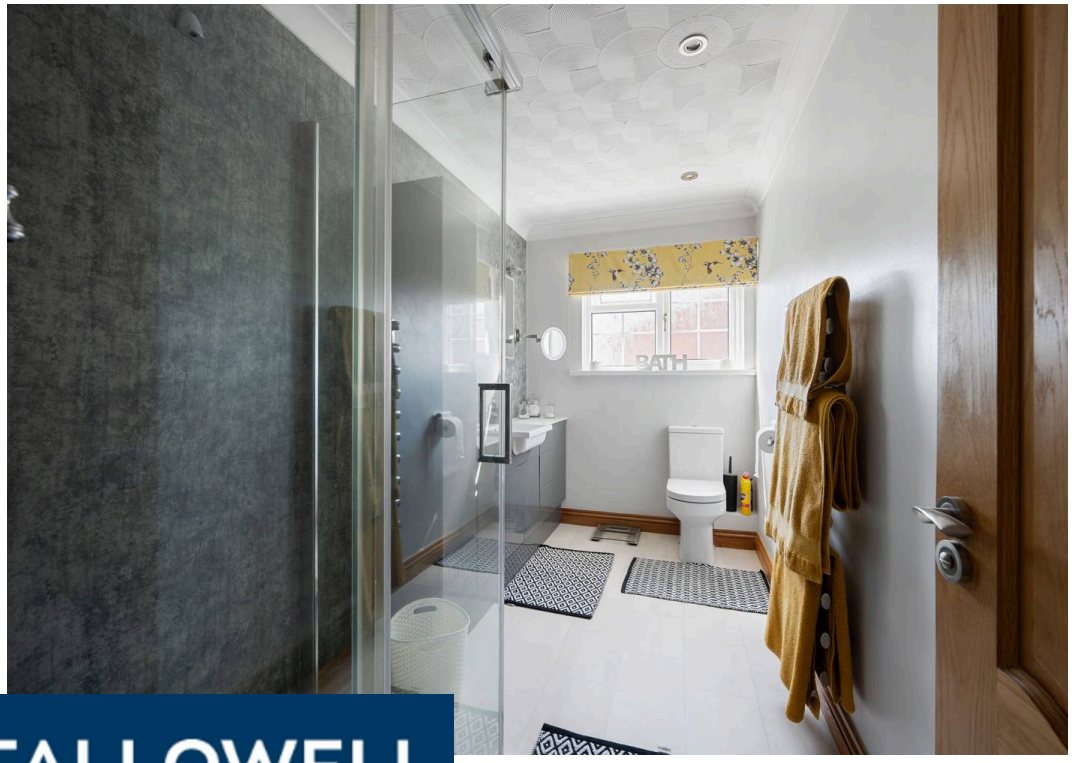






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EXTERIOR

To the front of the property there is a lawned garden. Wrought iron gates open on to a block paved driveway which provides ample off-road parking leading to the:

DOUBLE GARAGE

17' 9" x 16' 9" (5.41m x 5.10m)

Having electric door, window to front, light & power. (part of the garage is sectioned off to create a sound proof music room)

REAR GARDEN

Being enclosed and majority laid to lawn with a block paved patio area, covered seating area, outside tap and garden shed.

THE PLOT

The property occupies a plot of approximately 0.23 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.

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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.

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Total area: approx. 220.2 sq. metres (2370.5 sq. feet)

Newton Fallowell Estate Agents

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