



53 Willington Road, Kirton, Boston, PE20 1EP



Freehold

£250,000

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## Key Features

- Detached house
- Three bedrooms
- Lounge & conservatory
- Dining kitchen & utility
- Cloakroom, en-suite & shower room
- Driveway & garage
- Gas central heating & double glazing
- EPC rating C – NO CHAIN





A detached house in a popular village location with an open view to the front. Having accommodation comprising: entrance hall, lounge, conservatory, dining kitchen, utility and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and shower room to first floor. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, smoke alarm, built-in storage cupboard and staircase rising to first floor.

#### LOUNGE

4.89m x 4.35m (16'0" x 14'4")

(max) Having window to front elevation, coved ceiling, two radiators, television aerial connection point and fireplace with marble back & hearth, inset gas fire and wooden surround. French doors to the:

#### CONSERVATORY

6.79m x 2.91m (22'4" x 9'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation, further door to side, tiled floor and television aerial connection point.

#### DINING KITCHEN

4.89m x 3.42m (16'0" x 11'2")

Having windows to front & side elevations, coved ceiling and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with cupboards, integrated fridge & open-ended shelving under, cupboards & open-ended shelving over. Further work surface return with electric cooker (included), cupboard, drawers & open-ended shelving under, cupboards, concealed extractor & open-ended shelving over.

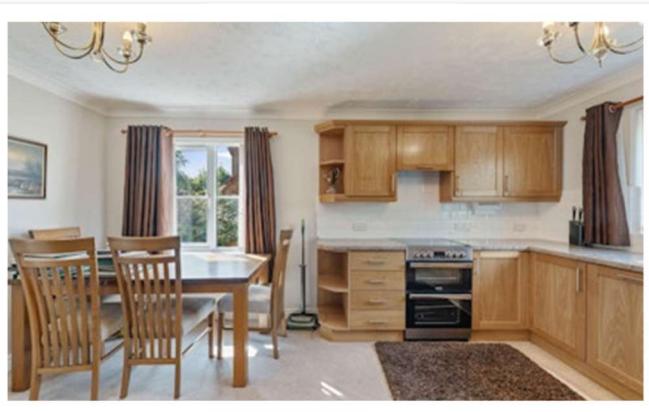
#### UTILITY

3.42m x 1.76m (11'2" x 5'10")

Having window to rear elevation, door to conservatory, coved ceiling, radiator, tiled floor, gas fired boiler providing for both domestic hot water & heating, upright freezer, work surface with tiled splashback, inset composite sink & drainer, cupboards, automatic washing machine under. (washing machine & upright freezer included in sale)

#### CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, half tiled walls, close coupled WC and hand basin inset to vanity unit.



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#### FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling, radiator, smoke alarm, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

#### MASTER BEDROOM

3.44m x 3.35m (11'4" x 11'0")

Having window to front elevation, coved ceiling, radiator, television aerial & telephone connection points.

#### EN-SUITE

Having window to side elevation, coved ceiling, heated towel rail, half tiled walls, shaver point and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



### BEDROOM TWO

4.43m x 2.66m (14'6" x 8'8")

Having two windows to front elevation, coved ceiling, radiator and built-in storage cupboard.

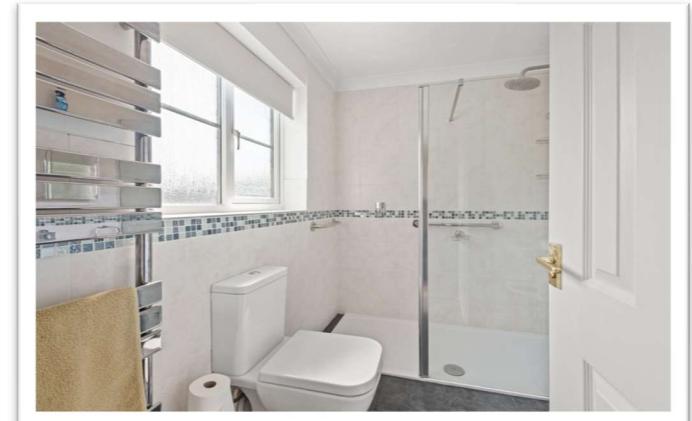
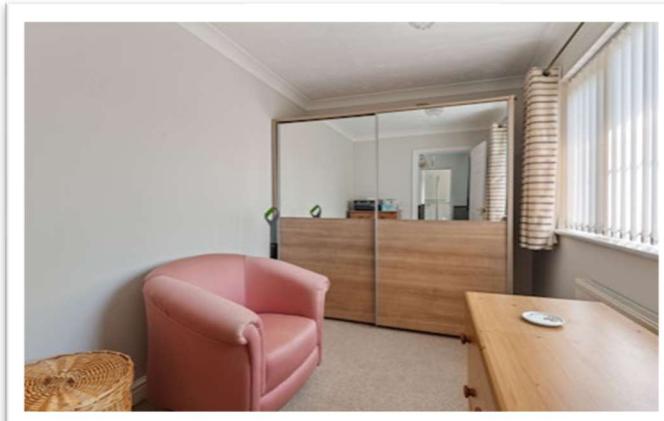
### BEDROOM THREE

3.28m x 2.12m (10'10" x 7'0")

Having window to rear elevation, coved ceiling and radiator.

### SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



## EXTERIOR

The front garden is enclosed by a low brick wall with wrought iron railings with a pair of wrought iron vehicular gates and a pedestrian handgate. To the front of the property there is a lawned garden with mature & well stocked borders. A driveway provides off-road parking and extends down the side of the property to the:

## GARAGE

5.6m x 2.85m (18'5" x 9'5")

Having electric up-and-over door, light and power.

## REAR GARDEN

Being enclosed with side access. Having a block paved patio & footpath, garden shed and raised flower bed with well stocked shrubs.

## 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.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



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## Floorplan

## Ground Floor

Approx. 63.8 sq. metres (686.2 sq. feet)



## First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 112.7 sq. metres (1213.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)

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