

BRUCE MATHER
INDEPENDENT ESTATE AGENT

48 Woodland Road
Kirton, Boston, PE20 1BJ

Offers In The Region Of £269,500



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Immaculately presented and exceptionally well maintained, this attractive three-bedroom detached home is situated in the ever-popular village of Kirton and is offered for sale with NO ONWARD CHAIN. Boasting a range of high-quality upgrades throughout, this is a home that is sure to impress from the moment you step inside.

The accommodation is thoughtfully arranged, with three well-proportioned bedrooms and two bathrooms to the first floor, including a superb principal bedroom with en-suite shower room. On the ground floor, the spacious lounge enjoys French doors opening onto the rear garden, creating an ideal space for relaxing or entertaining. There is also a modern and generously sized kitchen/dining room, a separate utility room and a convenient cloakroom.

Outside, the property benefits from a garage and driveway providing off-road parking. The enclosed rear garden is attractively landscaped and can be accessed from the lounge, utility room or directly from the garage, making it both practical and private.

Located in the heart of Kirton, the property is within easy reach of a wide range of local amenities including shops, pubs, schools and excellent transport links, making it an ideal choice for families and professionals alike.

For added peace of mind, the property also benefits from the remainder of its 10-year NHBC Buildmark warranty.

Early viewing is highly recommended. Please contact Bruce Mather Estate Agents to arrange your appointment on 01205365032



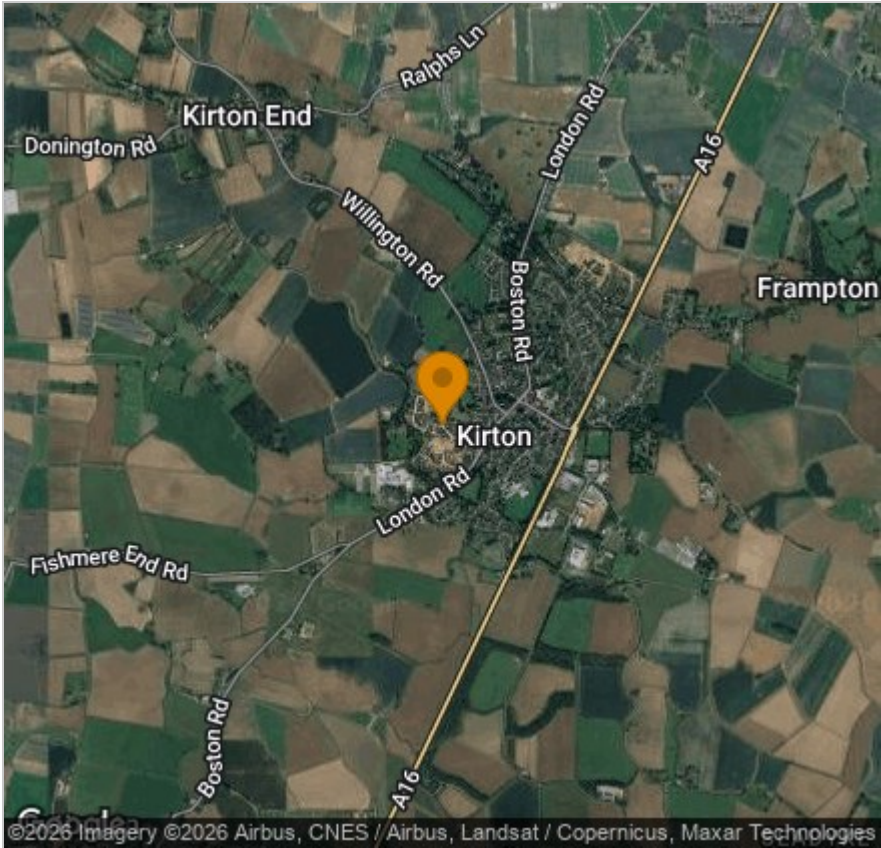


Floor Plan



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Plan produced using PlanUp.

Area Map

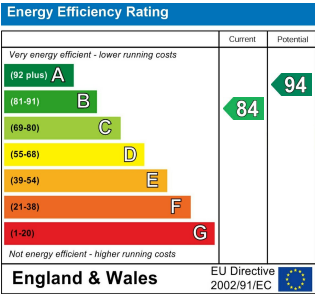


Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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