



Hansard Way, Kirton Boston PE20 1QN

welcome to

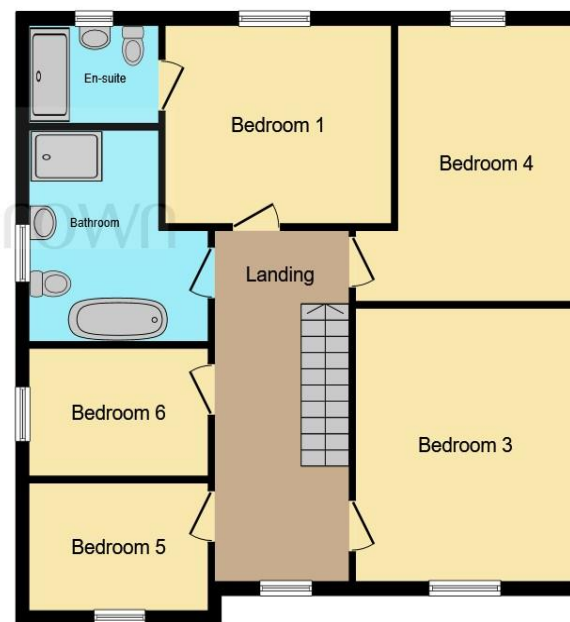
Hansard Way, Kirton Boston

A beautifully presented and spacious detached family home situated in a highly sought-after residential area of Kirton. Offering generous living accommodation, modern finishes, and a private rear garden, this property is perfect for families looking for comfort, space, and convenience





Ground Floor



First Floor

Agent Notes

Entrance Hall

Office

13' 2" x 9' 8" (4.01m x 2.95m)

Ground Floor Wet Room

Dining Room

15' 6" x 11' 8" (4.72m x 3.56m)

Kitchen

15' 9" x 12' 5" (4.80m x 3.78m)

Lounge

29' 3" x 14' 5" (8.92m x 4.39m)

Utility

9' 4" x 6' 5" (2.84m x 1.96m)

Famiy Room/Annex

19' 5" x 15' 5" (5.92m x 4.70m)

Playroom

15' 3" x 7' 4" (4.65m x 2.24m)

First Floor Landing

Master Bedroom

14' x 11' 9" (4.27m x 3.58m)

Bedroom 2

12' 4" x 10' 1" (3.76m x 3.07m)

En-Suite

Bedroom 3

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Hansard Way, Kirton Boston

- 5/6 BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN/LIVING/DINING AREA
- AMPLE OFF ROAD PARKING TO THE FRONT
- OVER 2400 SQ FT LIVING ACCOMMODATION
- HIGH QUALITY FITTED KITCHEN

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116431



Property Ref:
BWB116431 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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