



28 The Square

Kirton, Boston

A great opportunity for first-time buyers or investors! This well-positioned end terrace house enjoys a popular village setting and offers accommodation comprising of an entrance hall, cloakroom, kitchen and spacious lounge/diner to the ground floor, with three bedrooms and a family bathroom upstairs. Outside, there's an enclosed, low-maintenance rear garden and the added benefit of a garage in a nearby block with off-road parking to the front. With gas central heating, double glazing and **NO CHAIN**, this is a property that deserves a closer look.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having coved ceiling, radiator, storage cupboard and staircase rising to first floor.

CLOAKROOM

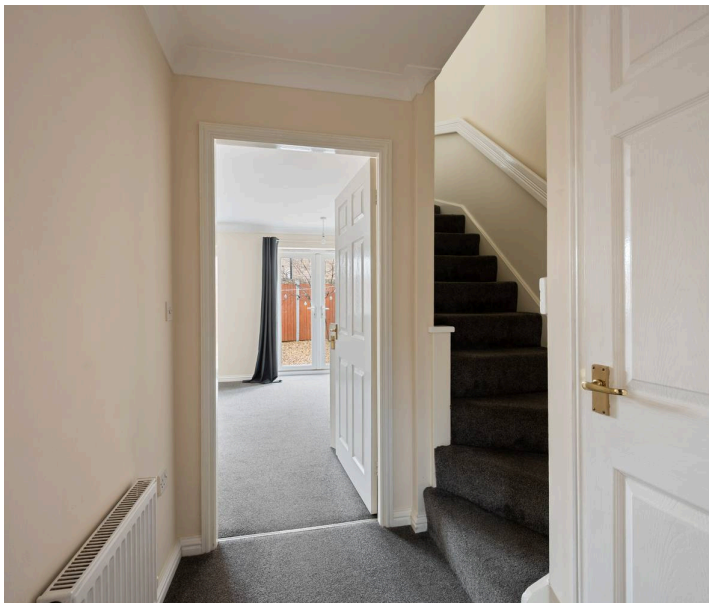
4' 8" x 3' 1" (1.42m x 0.95m)

Having window to front elevation, radiator, close coupled WC and hand basin.

KITCHEN

10' 2" x 8' 2" (3.09m x 2.48m)

Having window to front elevation, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards, drawers & appliance space under, cupboards & concealed extractor over.



LOUNGE/DINER

15' 6" x 12' 4" (4.72m x 3.76m)

Having window & french doors to rear elevation & garden, coved ceiling, two radiators and understairs storage cupboard.





FIRST FLOOR LANDING

Having access to roof space and built-in airing cupboard.

BEDROOM ONE

13' 7" x 8' 8" (4.13m x 2.65m)

Having window to front elevation and radiator.

BEDROOM TWO

9' 0" x 8' 8" (2.74m x 2.64m)

Having window to rear elevation and radiator.

BEDROOM THREE

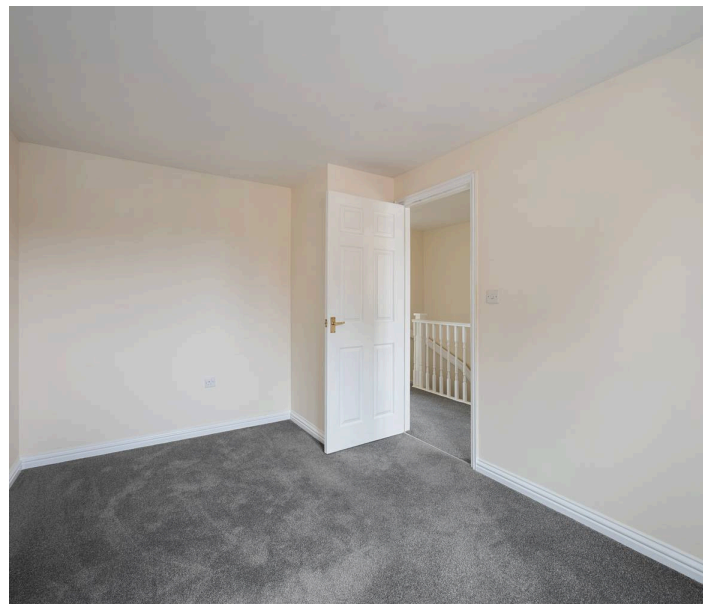
7' 1" x 6' 6" (2.17m x 1.98m)

Having window to front elevation, radiator and built-in cupboard over stairs.

BATHROOM

6' 5" x 5' 7" (1.95m x 1.69m)

Having window to rear elevation, radiator, extractor, wood effect flooring, tiled splashbacks, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.



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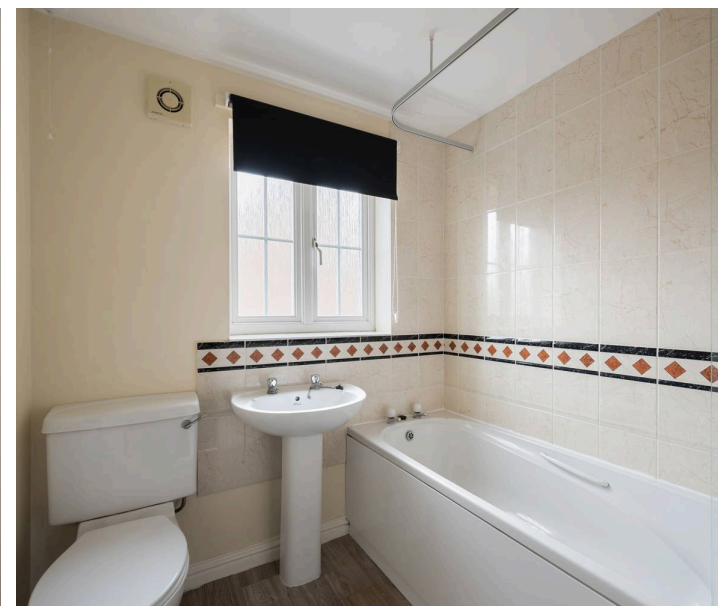
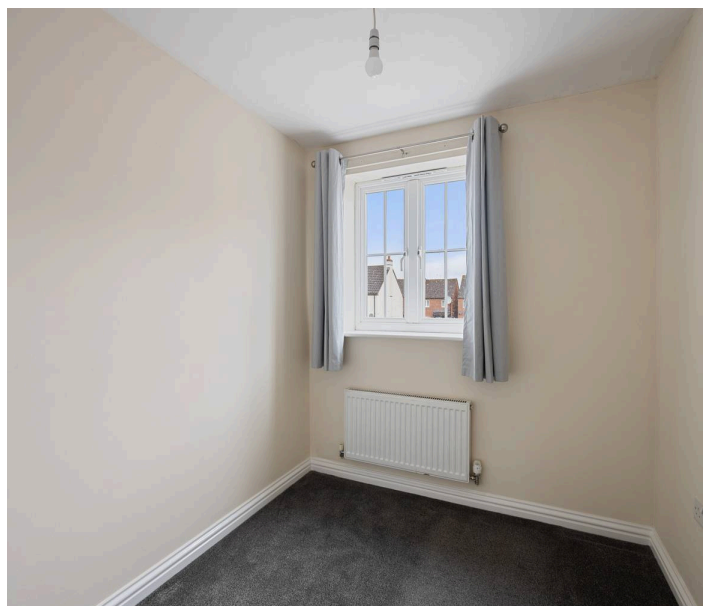
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EXTERIOR

To the side of the property there is a block paved area leading to off-road parking in front of a garage in a block.

REAR GARDEN

Being enclosed and low maintenance with a paved patio & gravelled area.

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 A.

LIFETIME LEGAL

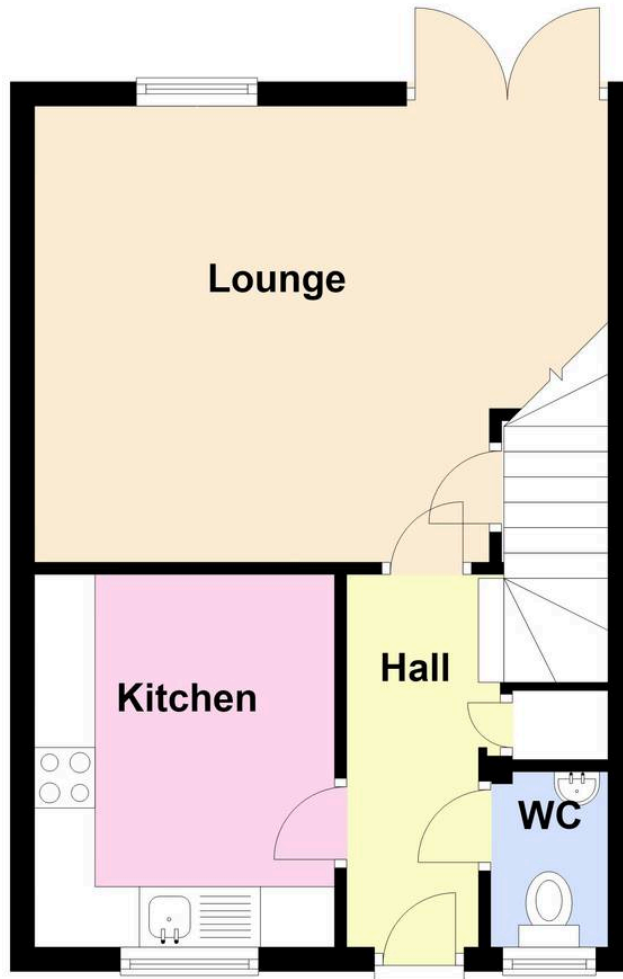
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NEWTON FALLOWELL

Ground Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 66.0 sq. metres (710.1 sq. feet)

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