



BRADLEY JAMES

ESTATE AGENTS



## The Haven Marsh Road, Kirton, Boston, PE20 1LY

Asking price £325,000

- Stunning interior
- Lounge and Garden room with log burner and bi-folding doors
- Open plan kitchen diner
- Dressing room and en-suite to bedroom one
- Countryside views to the front and rear
- Extended to the rear
- Oak framed extension with countryside views
- Two en-suites
- Hi spec bathroom
- Space for caravan or motorhome

# The Haven Marsh Road, Boston PE20 1LY

\*Please check out the marketing video for this property\*

Bradley James Estate Agent welcomes you to Marsh Road in the charming village of Kirton.

This stunning detached bungalow offers a perfect blend of elegance, character, and warmth. Renovated to the highest standards, this property is a true gem in a semi-rural setting, boasting breath taking views over the picturesque Lincolnshire countryside from both the front and back.

Inside, the bungalow features three well-appointed bedrooms, two of which benefit from en-suite shower rooms, along with a dressing room attached to the master suite. The property benefits from a hi spec modern bathroom suite. The modern open-plan kitchen diner is designed for both functionality and style, making it an ideal space for family gatherings and entertaining guests.

The highlight of the home is undoubtedly the extended lounge and garden room, which showcases exquisite interior design and provides a seamless connection to the stunning outdoor views. With bi-fold doors that open up to the garden, this versatile space is perfect for enjoying the warmer months, while a multi-fuel burner ensures a cosy atmosphere during the colder nights.

Completing the accommodation is a practical utility room, adding to the convenience of everyday living. Outside, the property offers ample parking and side gated access to a beautifully landscaped rear garden, where you can truly appreciate the serene countryside surroundings.

Located just five minutes from Kirton, residents will enjoy easy access to excellent village amenities and good road links to the A16, connecting you to Boston, Spalding, Norfolk, Lincoln, and Peterborough.

This exceptional bungalow is a must-see, as it truly embodies the standard of accommodation and stunning views that discerning buyers seek. Don't miss the opportunity to make this exquisite property your new home.



Council Tax Band: B



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has engineered oak flooring, radiator, power points, skimmed ceiling, loft hatch and a boiler cupboard with wall mounted gas boiler.

### Kitchen Diner

19'8 x 8'8

Two UPVC double glazed windows to the front enjoying field views, base and eye level units with work surface over, earth stone worktops, sink and drainer with mixer tap over, space and point for American fridge freezer, integrated wine cooler, integrated electric oven and grill, integrated microwave and convection oven, integrated coffee machine, electric hob with extractor over, breakfast bar, tiled floor, radiator, power points, skimmed ceiling with inset spotlights and exposed beams.

### Lounge/Garden Room

19'6 x 19'4

Oak framed extension with oak double glazed windows to the rear, oak bifold doors to the rear enjoying the uninterrupted field views from the comfort of your sofa, engineered oak flooring, exposed beam, feature exposed stone wall with inset LED lighting, multi fuel burner, radiator, power points, TV point and skimmed and coved vaulted ceiling.

### Utility Room

7'6 x 5'0

Oak double glazed window to the rear enjoying the open field views, wooden stable door to the side, base and eye level units with work surface over, vaulted ceiling, integrated tumble dryer, engineered oak flooring, power points and electric wall mounted heater.

### Bedroom 1

16'0 x 8'8

UPVC double glazed window to the front, radiator, power points, TV point, skimmed ceiling, a spiral staircase to the dressing room and a door to the en-suite.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the rear, walk-in double shower which is fully tiled with a built-in mixer shower with a fixed rain style showerhead and a separate handheld showerhead with inset shelving, WC with push button flush, wash hand basin with mixer taps over and solid wood worktop and shelf beneath, wall mounted heated towel rail, tiled splashback, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 1 Dressing Room

11'0 x 8'7

Fitted wardrobes and drawers, power point, vertical wall mounted radiator and two wall lights.

### Bedroom 2

10'5 x 10'0

UPVC double glazed window to the front, radiator, power points, TV point, skimmed ceiling and door to the second en-suite.

### Bedroom 2 En-suite

Separate shower cubicle with a built-in mixer shower with a fixed rain style showerhead and inset shelving, vanity wash hand basin with mixer tap over and storage cupboards beneath, WC with push button flush, wall mounted heated towel rail, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 3

7'5 x 6'7

UPVC double glazed window to the rear enjoying the field views, radiator, power points and skimmed ceiling.

### Bathroom

Hi-spec four piece bathroom suite, UPVC obscured double glazed window to the rear, walk in double shower with a built-in mixer shower with a fixed showerhead and inset shelving, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, freestanding roll top bath with side mounted mixer taps over, half height tiled walls, tiled floor, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Outside

To the front, the property sits on a fantastic plot with hedges to the front and side, there's a laid to lawn area and the rest is all gravel off-road parking for numerous vehicles. There's space for a caravan or motor home if needed, the property has field views to the front, outside lights, outside tap and side gated access which leads to the rear garden. The rear garden is enclosed by wire fencing and hedging, it has been lowered to the rear, allowing you to enjoy the uninterrupted field views of the Lincolnshire countryside, the rest of the garden is laid to lawn, upgraded Indian sandstone patio seating area, Calor gas tank, shed and wood store.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

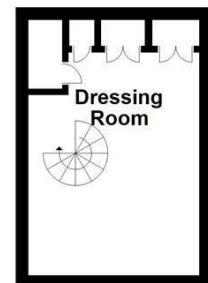
### Ground Floor

Approx. 102.3 sq. metres (1101.1 sq. feet)



### First Floor

Approx. 10.4 sq. metres (111.9 sq. feet)



Total area: approx. 112.7 sq. metres (1213.0 sq. feet)