

Two Bedroomed Detached Bungalow with Private Gardens, Conservatory and Garage on Desirable Residential Estate

23 Cleymond Chase | Kirton | Boston | Lincolnshire | PE20 1DP



Desirable Two Bedroomed Bungalow with Attractive Conservatory, Fully Fitted Kitchen, Large Lounge, Private Gardens and Garage

For Sale Freehold with Vacant Possession
£235,000 Subject to Contract, No Onward Chain

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Kirton is located on the South Lincolnshire Fens and has a population of over 5,000 residents and a range of local amenities including restaurants, public houses, shops, doctors practice and veterinary surgery.

Cleymond Chase is an exclusive development of properties located off Boston Road, approximately quarter of a mile from the village centre.

The property is located to the end of the cul de sac and is approached from both elevations. Vehicular access from Cleymond Chase is to a granite gravelled driveway and paved footpath leading to the front garden.

Accommodation...

Entrance Conservatory.....3.3m x 2.8m
Being double glazed with electric heating.

Kitchen/Diner.....4.3m x 3m
Having fully fitted kitchen comprising a range of units, complementing worktops, stainless 1½ bowl sink with mixer taps, inset hob and oven, integrated appliances, space for washing machine and complementing splashbacks.

Inner Hall

Having walk in airing cupboard.

Lounge.....4.9m x 3.6m
Excluding bay.

Bedroom No. 1.....3.6m x 3.1m

Bedroom No. 2.....3.4m x 3.1m

Family Shower Room

Having a modern bathroom comprising shower, sink, WC, fully tiled.

External...

To the front of the property is a gravelled driveway with **Garage** measuring 6m x 3m approximately, an enclosed private courtyard and grassed area with mature trees.

A path leads to the rear of the property where there is a fenced garden set to lawn and accessible pathway from the public footpath to the rear door.

Tenure....

The property is available freehold with vacant possession.

Outgoings...

The bungalow is rated at Council Tax Band C.

EPC...

The property has an Energy Performance Asset Rating D68. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.

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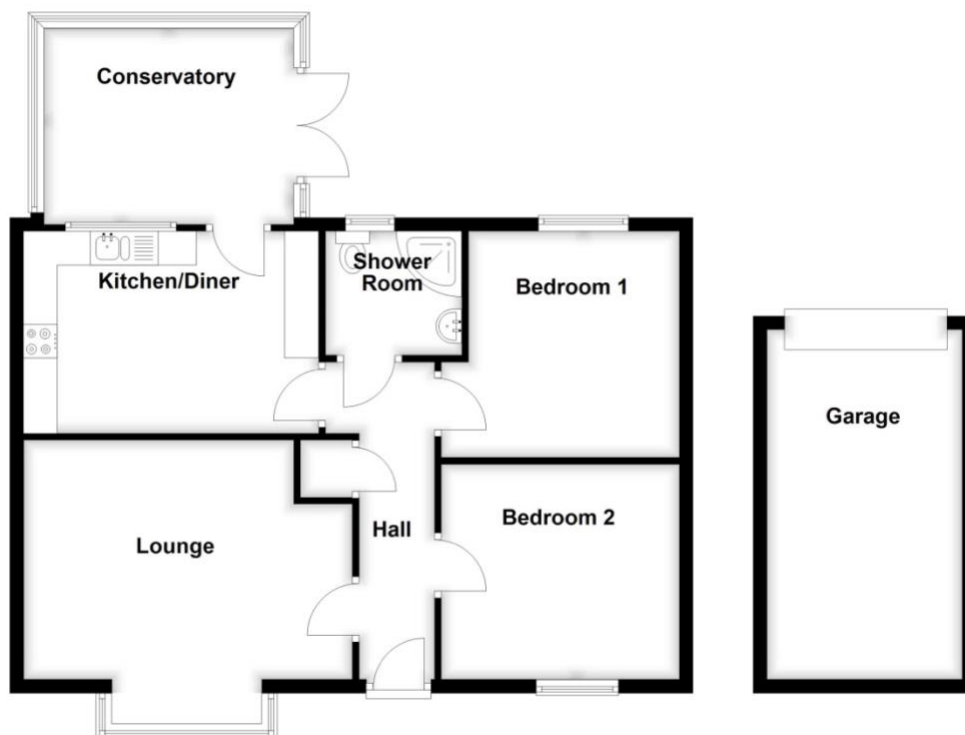
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Ground Floor

Approx. 90.7 sq. metres (976.8 sq. feet)



Total area: approx. 90.7 sq. metres (976.8 sq. feet)



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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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