





## 12 Woodland Road

Kirton, Boston

Built around 2020, this beautifully presented semi-detached home offers stylish, contemporary living in the highly sought-after village of Kirton. Finished to an exceptional standard throughout, the immaculately maintained accommodation comprises an entrance hall, cloakroom, elegant lounge, superb dining kitchen and utility room to the ground floor. Upstairs, the master bedroom enjoys an en-suite shower room, complemented by two further bedrooms and a modern family bathroom.

Outside, the property benefits from a driveway providing off-road parking, a garage and a beautifully landscaped rear garden, creating the perfect space for relaxing or entertaining. Further benefits include gas central heating and double glazing throughout.

Kirton is one of the area's most desirable villages, offering an excellent range of everyday amenities including supermarkets, independent shops, cafés, pubs, a pharmacy, doctors' surgery, primary school and regular bus services. With easy access to Boston and surrounding road links, it combines the convenience of village life with excellent connectivity, making it a popular choice for families and professionals alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B







## ACCOMMODATION

Part glazed front entrance door through to the:

## ENTRANCE HALL

Having radiator, laminate flooring and staircase rising to first floor.

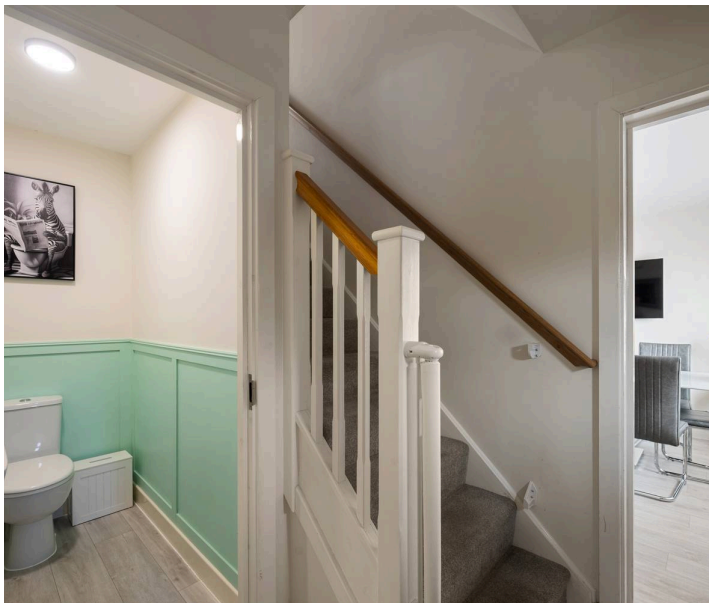
## CLOAKROOM

Having laminate flooring, extractor, close coupled WC and pedestal hand basin.

## LOUNGE

18' 5" x 10' 7" (5.61m x 3.23m)

Having window to front elevation, french doors to rear elevation & garden and two radiators.





## DINING KITCHEN

18' 4" x 10' 6" (5.59m x 3.20m)

Having windows to front & rear elevations, two radiators and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated fridge & freezer. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel extractor over.

## UTILITY

6' 6" x 5' 10" (1.98m x 1.78m)

Having part glazed door to rear elevation, laminate flooring, extractor, understairs storage cupboard, work surface with inset stainless steel sink & tiled splashback, cupboard, space & plumbing for automatic washing machine & tumble dryer under.



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### FIRST FLOOR LANDING

Having window to rear elevation and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

### MASTER BEDROOM

11' 8" x 9' 2" (3.56m x 2.79m)

(door recess in addition) Having window to front elevation, radiator and built-in wardrobe.

### EN-SUITE

Having window to front elevation, heated towel rail, laminate flooring, built-in cupboard, laminate flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with tiled splashback.



**BEDROOM TWO**

10' 11" x 10' 9" (3.33m x 3.28m)

Having window to front elevation and radiator.

**BEDROOM THREE**

9' 0" x 8' 6" (2.74m x 2.59m)

Having window to rear elevation and radiator.

**BATHROOM**

Having window to rear elevation, heated towel rail, shaver point, tiled splashbacks, laminate flooring, panelled bath, close coupled WC and pedestal hand basin.



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## EXTERIOR

To the front of the property there is a low maintenance gravelled garden with a paved footpath leading to the front entrance door. To the side of the property there is a driveway providing off-road parking leading to the:

## GARAGE

Having up-and-over door, light and power.

## EXTERIOR

Being enclosed and landscaped with shaped lawns, a paved patio with a footpath leading to steps down to a further paved 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 B.





### LIFETIME LEGAL

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### AGENT'S NOTES

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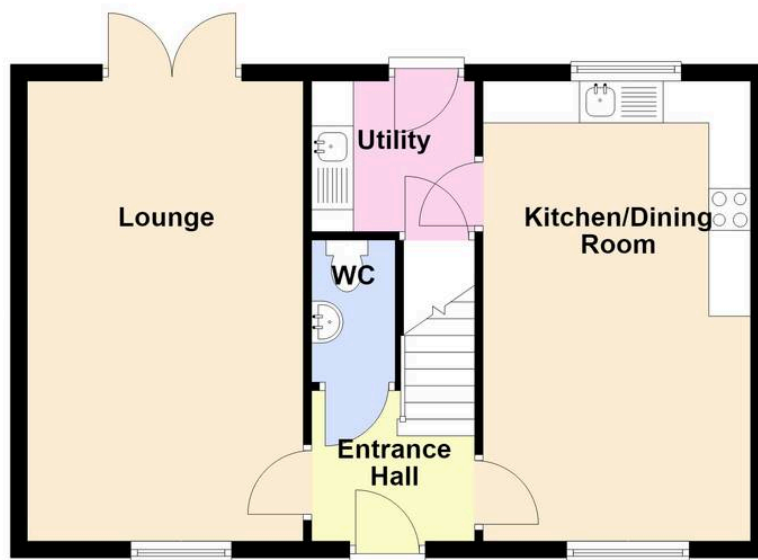


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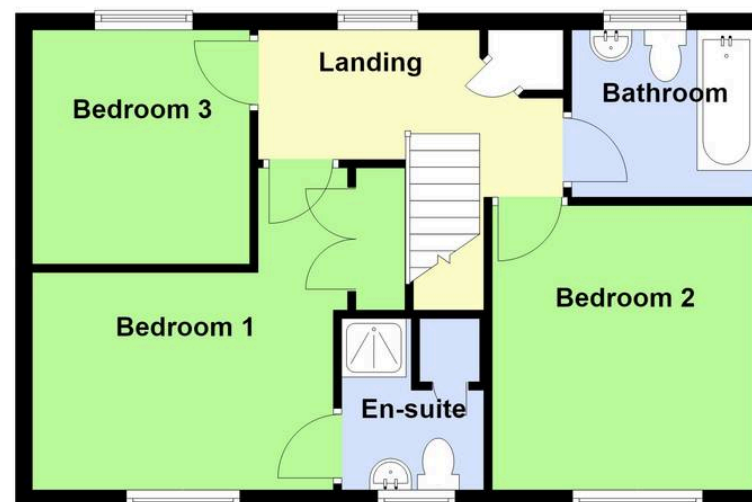
### Ground Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



### First Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 95.2 sq. metres (1024.2 sq. feet)

## Newton Fallowell Estate Agents

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