



16 Meeres Lane

Kirton, Boston

Set on an impressive plot of approximately 0.36 acre, subject to survey, this superb detached bungalow occupies a desirable edge-of-village location in the ever-popular village of Kirton. Beautifully maintained throughout, the property offers over 1,300 square feet of versatile accommodation including a welcoming entrance hall, an elegant lounge with a striking inglenook fireplace and wood burner, a fitted kitchen, generous utility room, cloakroom, conservatory, two bedrooms and a contemporary bathroom with separate shower.

The attractive exterior is equally appealing, boasting a generous block-paved driveway with extensive parking, a detached tandem garage, well-kept front gardens and a superb rear garden offering a high degree of privacy, extensive lawn and a charming summerhouse. Combining generous outside space with immaculate presentation, this is an exceptional bungalow in a highly regarded village setting. Benefits include gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator and Karndean flooring.

LOUNGE

23' 9" x 21' 0" (7.23m x 6.41m)

Having windows to front & both side elevations, two radiators, wall light points and feature brick-built inglenook fireplace with tiled hearth and inset wood burner.

KITCHEN

12' 10" x 11' 11" (3.92m x 3.63m)

Having window to rear elevation, inset ceiling spotlights, radiator and wood effect 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, cupboards over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side with cupboard over. Further work surface forming breakfast bar with cupboard under.





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UTILITY

11' 11" x 9' 10" (3.63m x 3.00m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, vertical radiator and wood effect flooring. Stainless steel sink inset to work surface with tiled splashback & cupboards under. Work surface return with cupboards, space & plumbing for automatic washing machine & tumble dryer under, tall unit to side. French doors to the conservatory and door to the:

CLOAKROOM

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

CONSERVATORY

16' 1" x 14' 7" (4.90m x 4.44m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and tiled floor.

BEDROOM ONE

11' 11" x 10' 11" (3.62m x 3.34m)

Having window to front elevation and radiator.

BEDROOM TWO

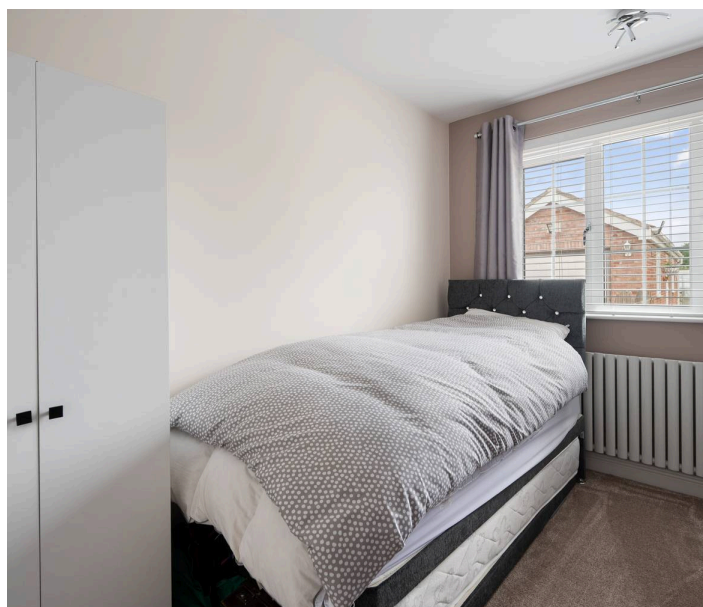
11' 11" x 8' 0" (3.62m x 2.43m)

Having window to rear elevation and radiator.

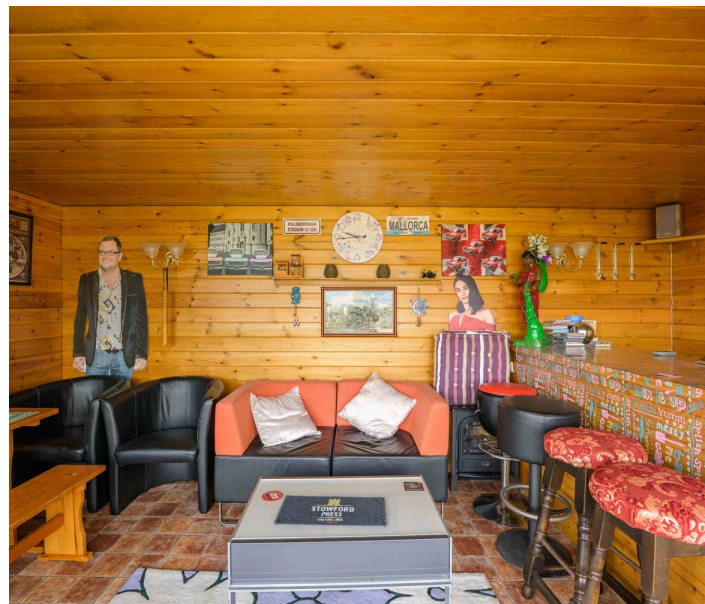
BATHROOM

8' 9" x 6' 10" (2.66m x 2.09m)

Having window to rear elevation, inset ceiling spotlights, extractor, heated towel rail, tiled walls and wood effect flooring. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard & drawers under and WC with concealed cistern.



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EXTERIOR

To the front of the property there is a shaped lawn. A block paved driveway provides ample off-road parking and leads down the side of the property to the:

DETACHED TANDEM GARAGE

37' 4" x 10' 11" (11.39m x 3.34m)

Of brick & tile construction and having up-and-over door, windows & door to side, light & power.

REAR GARDEN

Being enclosed and having a paved patio, lawned garden with inset shrubs, a paved path leading to a summerhouse with a decked patio area to the front & sides, two greenhouses and a block built garden store to the far year.

THE PLOT

The property occupies a plot of approximately 0.36 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

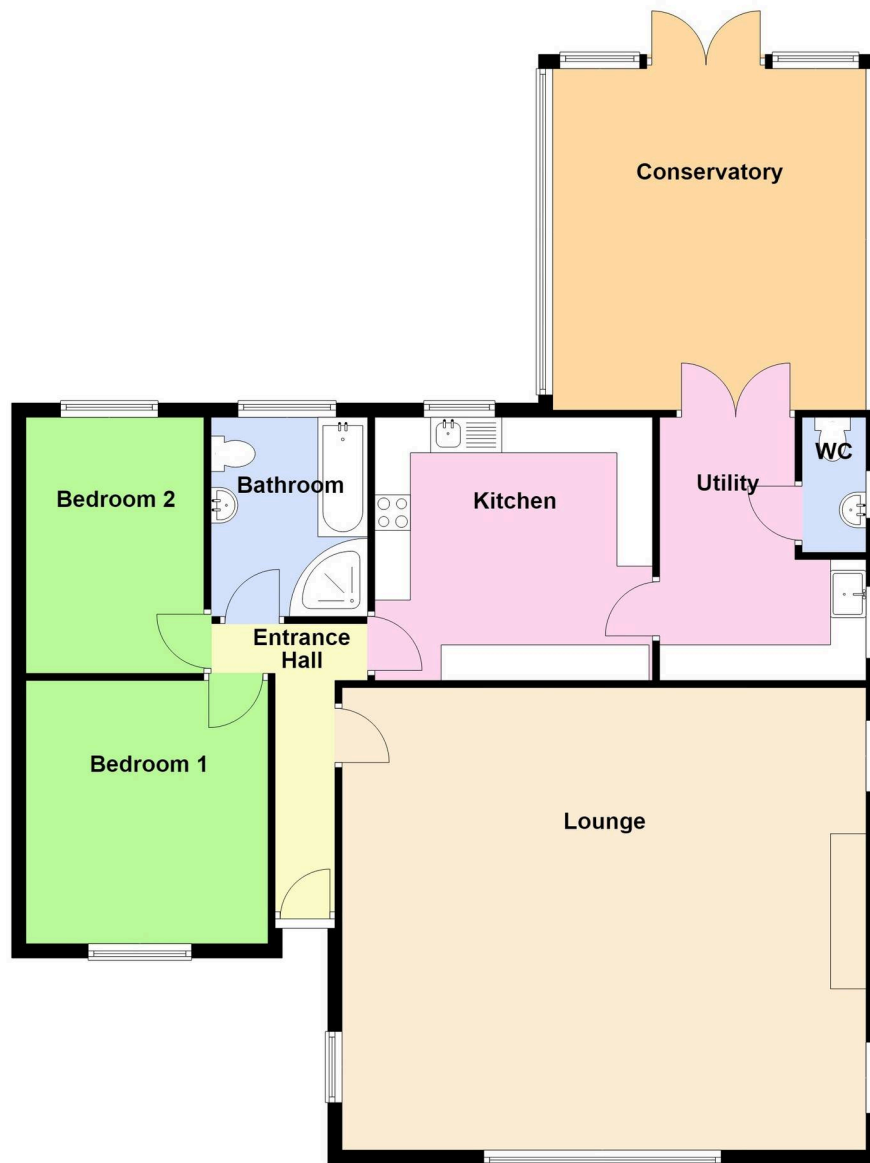


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Total area: approx. 129.7 sq. metres (1396.0 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

