



74 Thomas Middlecott Drive

Kirton, Boston

A spacious and beautifully presented detached family home, ideally situated in a sought-after residential location within the well-served village of Kirton. The accommodation comprises an entrance hall, cloakroom, generous lounge, separate dining room, breakfast kitchen and utility room to the ground floor. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by three further bedrooms and a family bathroom. Outside, the property enjoys a driveway providing ample off-road parking, a detached double garage and a fully enclosed rear garden, perfect for families and entertaining. Further benefits include gas central heating and double glazing.

Kirton is one of the area's most popular villages, offering an excellent range of everyday amenities including shops, supermarkets, cafés, pubs, schools, a doctor's surgery and regular bus services, while the nearby market town of Boston provides a wider choice of shopping, leisure and transport links.

Council Tax band: D

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having radiator, extractor, close coupled WC and pedestal hand basin with tiled splashback.

LOUNGE

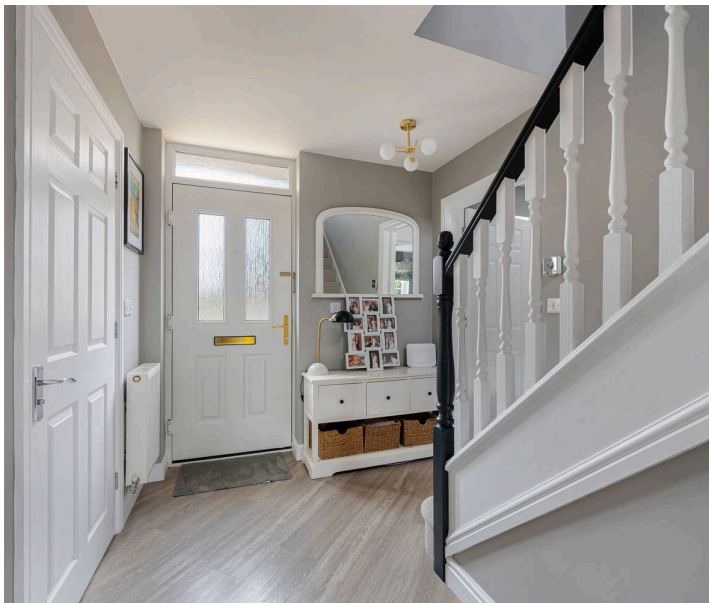
20' 0" x 11' 7" (6.10m x 3.53m)

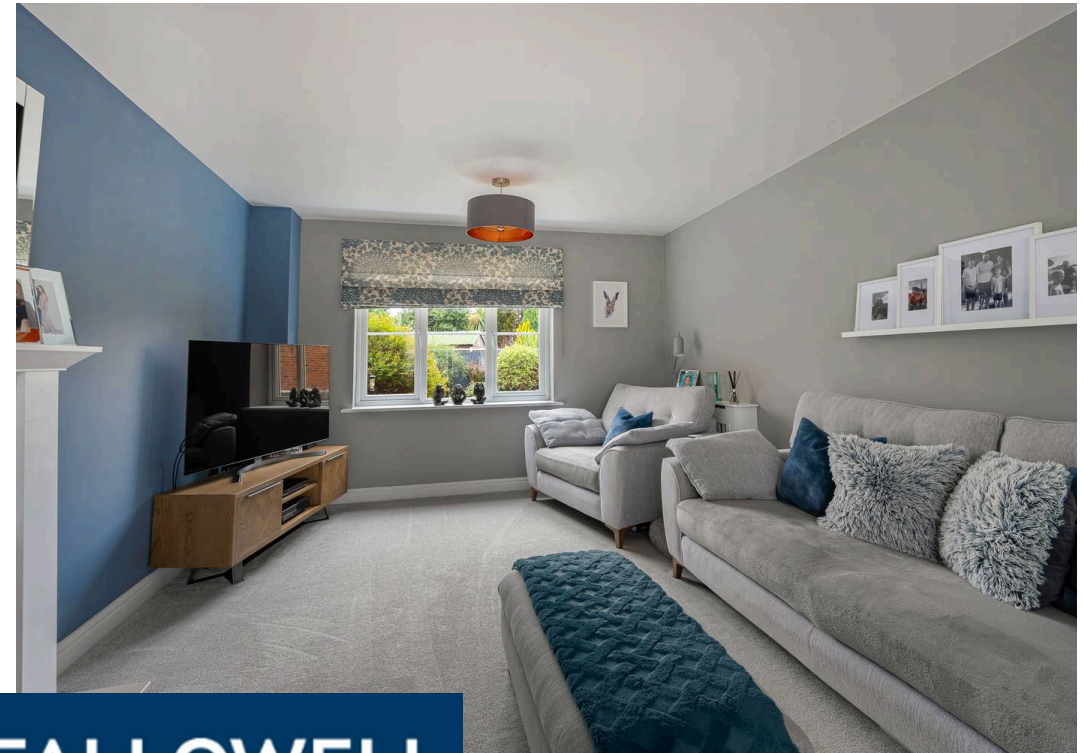
(max into bay) Having bay window to front elevation, window to rear elevation, two radiators and fireplace with marble back & hearth, inset electric fire and wooden surround.

DINING ROOM

11' 8" x 10' 5" (3.56m x 3.18m)

(door recess in addition) Having bay window to front elevation, radiator and Karndean flooring.





 **NEWTON FALLOWELL**



BREAKFAST KITCHEN

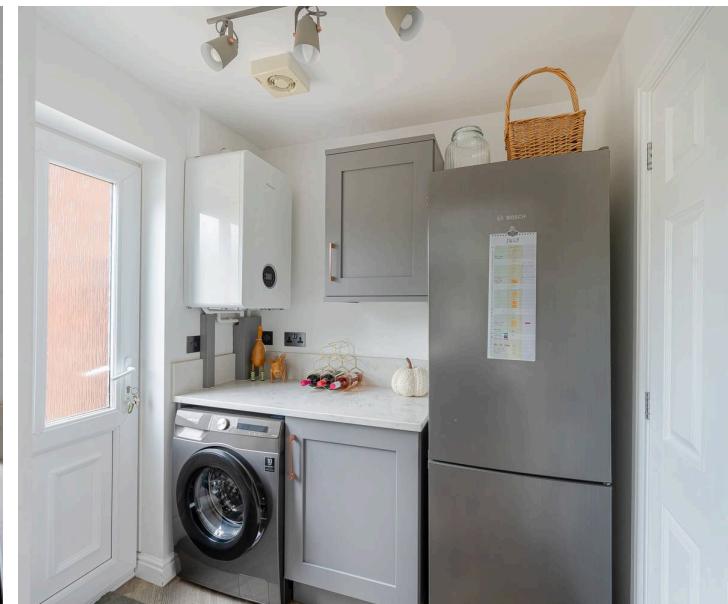
17' 2" x 9' 9" (5.23m x 2.97m)

Having window & french doors to rear elevation, inset ceiling spotlights, vertical radiator, Karndean flooring and understairs storage cupboard. Fitted with a range of solid wood base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated Neff dishwasher under, tall unit to side. Work surface return forming breakfast bar to one side with cupboards under. Further work surface with inset Neff induction hob, cupboards & drawers under, Neff extractor over, tall unit to side housing integrated Neff slide & hide electric oven & oven/microwave combo with drawer under & cupboard over. Opening to the:

UTILITY

6' 5" x 5' 5" (1.96m x 1.65m)

Having part glazed door to rear elevation, Karndean flooring, extractor, walk-in pantry off, water softener, quartz work surface & upstand with cupboard, space & plumbing for automatic washing machine under, gas fired Worcester Bosch boiler providing for both domestic hot water & heating over, space for upright fridge/freezer to side.







FIRST FLOOR LANDING

Having window to rear elevation, radiator, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

11' 7" x 10' 11" (3.53m x 3.33m)

Having window to front elevation, two radiators and built-in wardrobes.

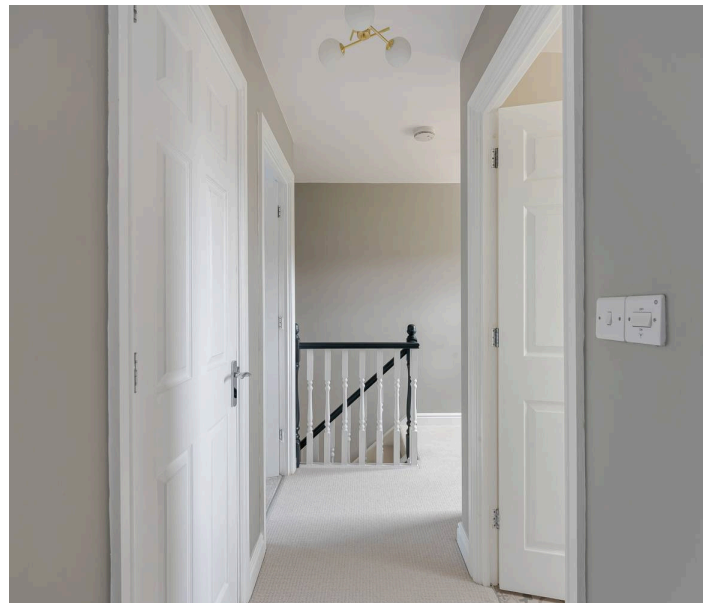
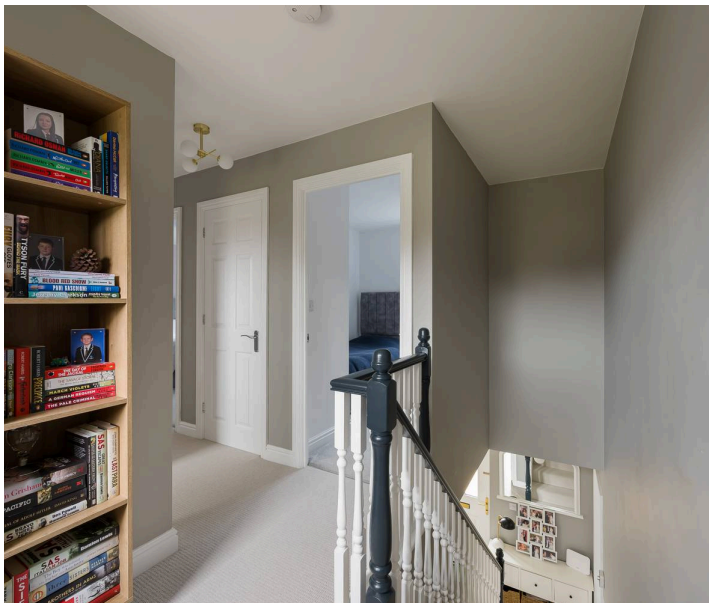
EN-SUITE

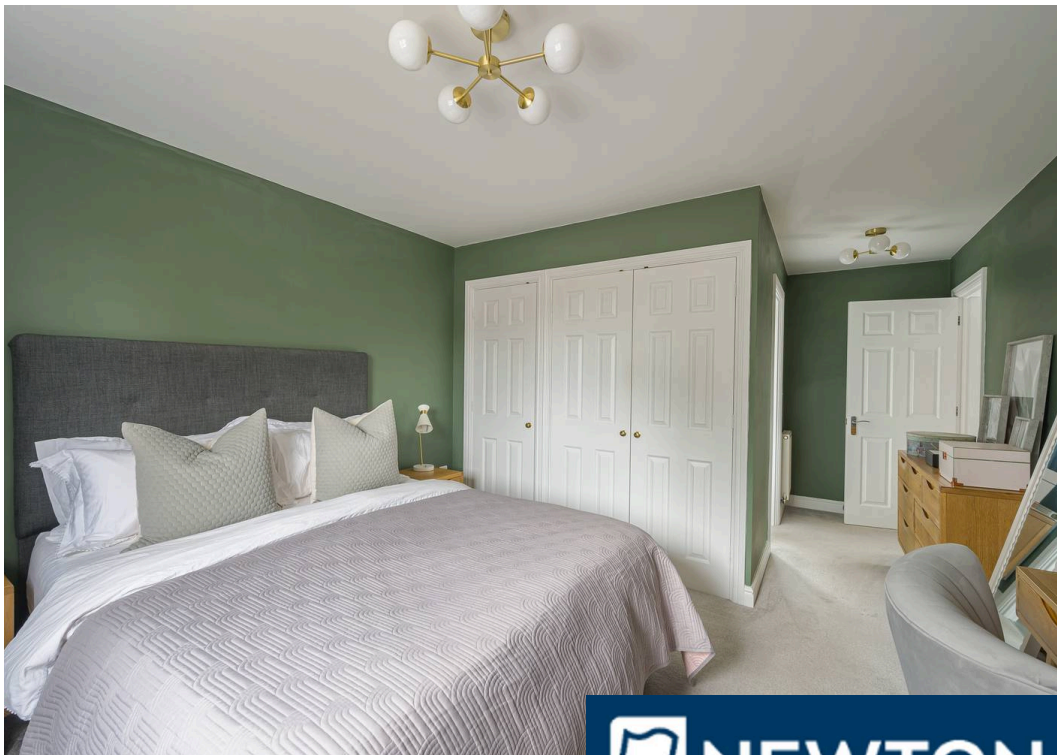
Having window to rear elevation, inset ceiling spotlights, radiator, extractor, tiled floor, tiled walls, back-lit mirror with shaver point, shower enclosure with mixer & rainfall shower fitting, WC with concealed cistern and counter basin on vanity unit with cupboard under.

BEDROOM TWO

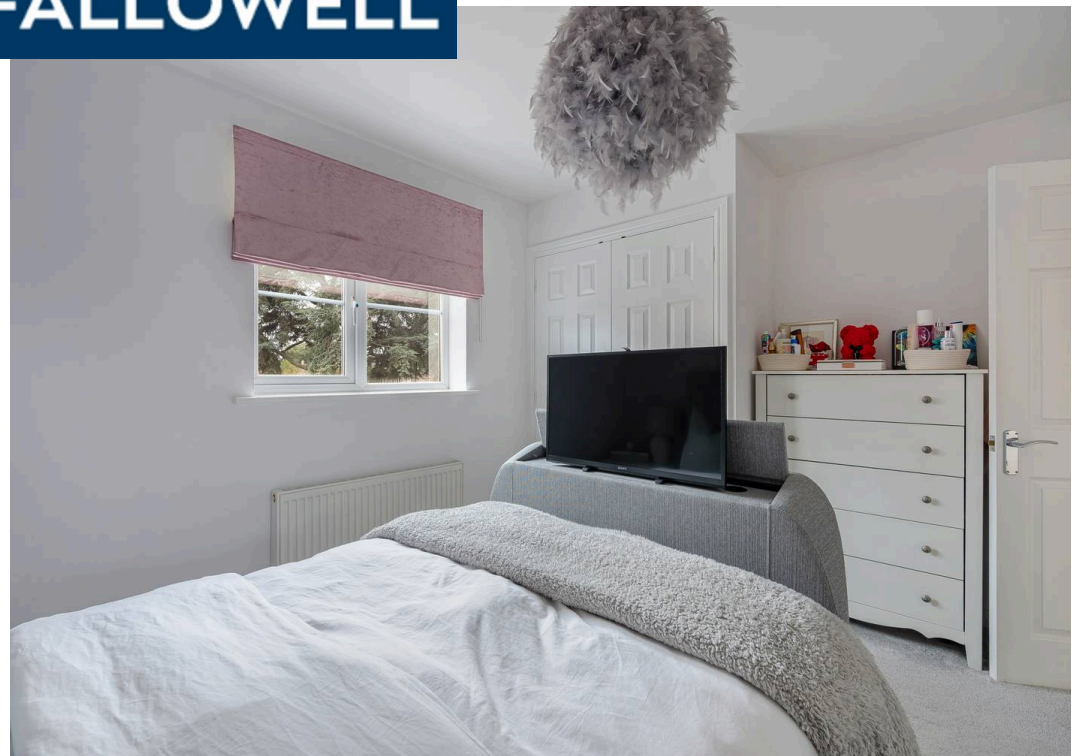
12' 1" x 9' 9" (3.68m x 2.97m)

Having window to front elevation, radiator and built-in wardrobe.





 **NEWTON FALLOWELL**



BEDROOM THREE

9' 1" x 8' 7" (2.77m x 2.62m)

(max) Having window to front elevation, radiator and built-in wardrobe.

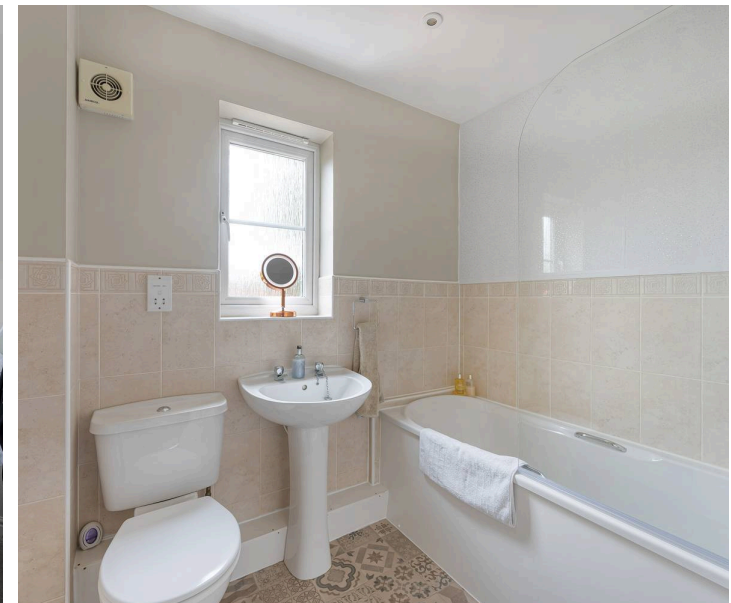
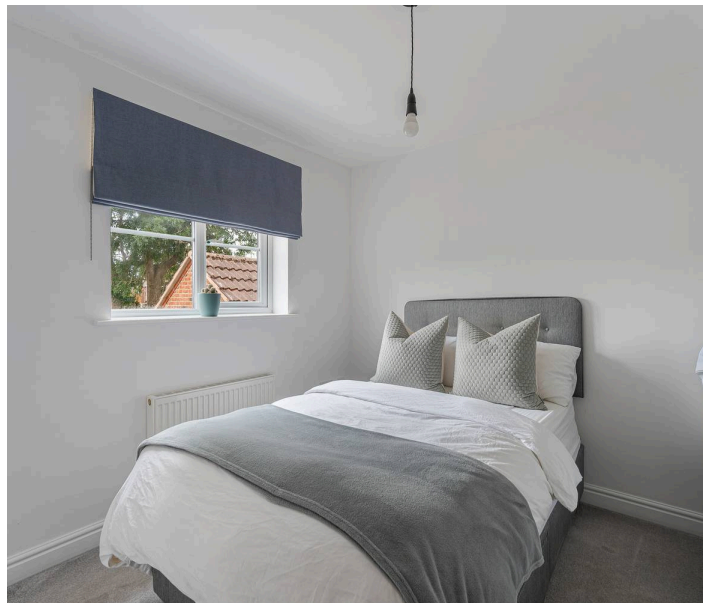
BEDROOM FOUR

8' 4" x 7' 4" (2.54m x 2.24m)

Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, inset ceiling spotlights, radiator, extractor, part tiled walls and tile effect flooring. Fitted with a suite comprising: panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is lawned garden with borders. A driveway provides ample off-road parking and extends down the side of the property to the:

DETACHED DOUBLE GARAGE

18' 7" x 18' 5" (5.66m x 5.61m)

Of brick & tile construction and having two up-and-over doors, light & power.

REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio, double outside electric socket and outside tap.

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 D.



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AGENT'S NOTES

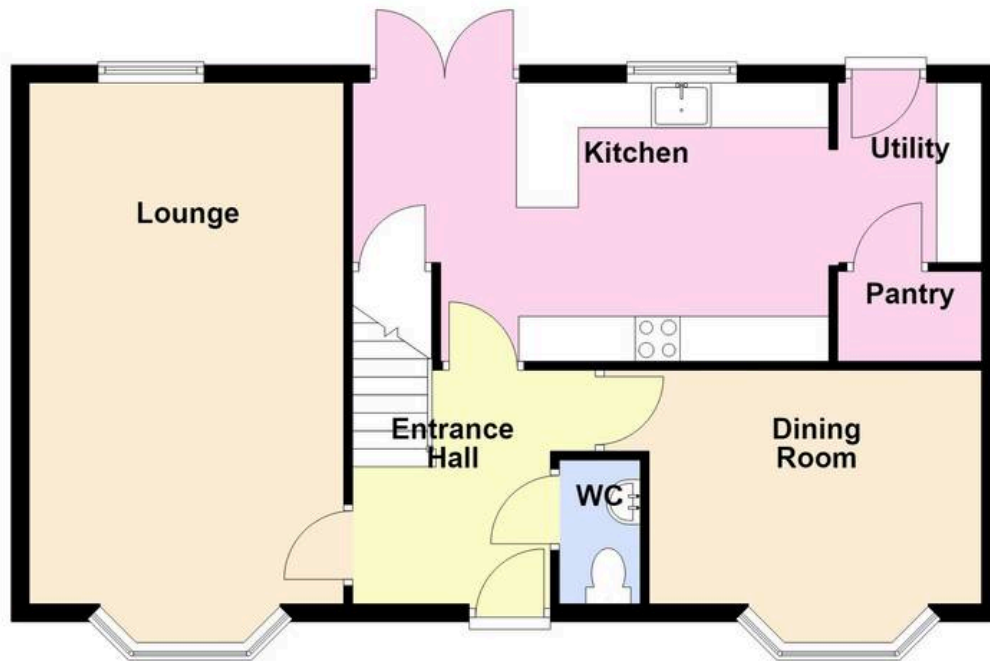
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NEWTON FALLOWELL

Ground Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

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