



136 Hardwick Estate

Kirton, Boston

A well presented end-terrace home situated in a popular village location, ideal for families or first-time buyers. The accommodation comprises an entrance hall, cloakroom, breakfast kitchen, spacious lounge/diner and rear entrance lobby to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, the property benefits from off-road parking, a lawned front garden and a fully enclosed rear garden, perfect for outdoor entertaining. Further benefits include gas central heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, wood effect tiled flooring, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

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

BREAKFAST KITCHEN

14' 7" x 11' 2" (4.45m x 3.40m)

(max) Having window to front elevation, inset ceiling spotlights, radiator and wood effect tiled 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, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, cupboards & drawers under, cupboards, wine rack & concealed extractor over, tall unit to side housing integrated electric double oven with drawers under & cupboard over, further tall unit to side housing integrated fridge & freezer. Further tall unit with space for microwave, cupboards under & over.



LOUNGE/DINER

17' 9" x 11' 10" (5.42m x 3.60m)

Having french doors to rear elevation & garden, coved ceiling, radiator and wood effect tiled flooring.

REAR ENTRANCE LOBBY

Having part glazed door to rear garden.



 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having radiator, access to roof space and built-in airing cupboard.

BEDROOM ONE

11' 3" x 11' 0" (3.42m x 3.35m)

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

BEDROOM TWO

13' 9" x 11' 3" (4.20m x 3.42m)

Having window to rear elevation and radiator.

BEDROOM THREE

9' 11" x 7' 7" (3.02m x 2.32m)

Having window to rear elevation and radiator.

BATHROOM

6' 3" x 5' 11" (1.90m x 1.80m)

Having window to front elevation, chrome heated towel rail, part tiled walls and vinyl flooring. Fitted with a suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is an enclosed lawned garden with a paved footpath leading to the front entrance door. There is also an area to the front of the property which provides off-road parking.

REAR GARDEN

Being enclosed with a rear entrance gate. Having a paved patio & footpath and a lawned area with gravelled borders. There is also an attached 1.81m x 1.59m store.

SERVICES

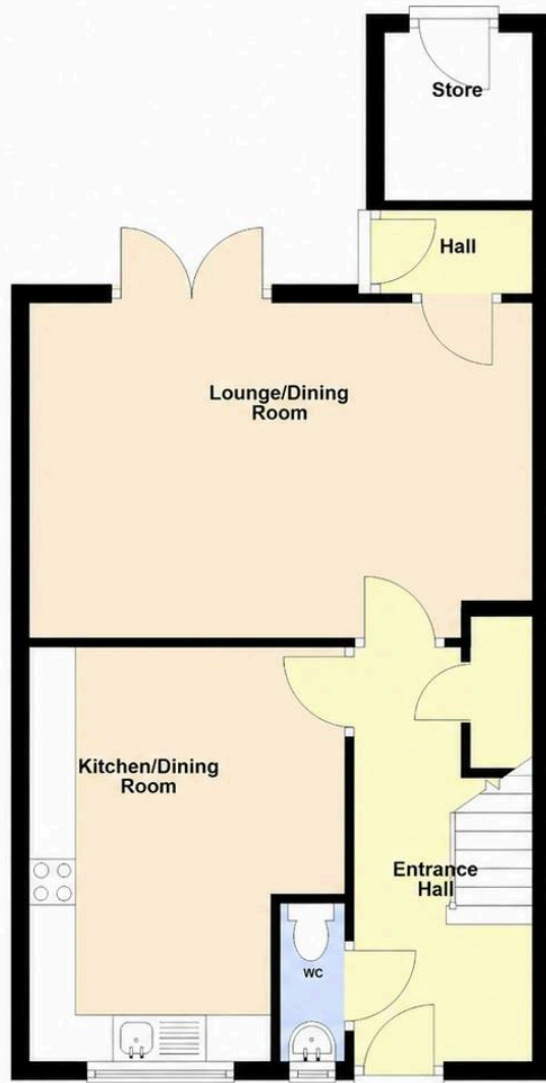
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

LIFETIME LEGAL

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Ground Floor
Approx. 48.5 sq. metres (522.3 sq. feet)



First Floor
Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 90.0 sq. metres (968.6 sq. feet)

Newton Fallowell Estate Agents

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