



 **NEWTON**
FALLOWELL

20 Holmes Road, Kirton Holme – PE20 1SP
£300,000

20 Holmes Road

Kirton Holme, Boston

Situated on a generous plot in a highly sought-after village location, this attractive detached home enjoys open views to the rear and offers well-presented, spacious accommodation throughout.

The ground floor comprises a welcoming porch and entrance hall, a comfortable lounge, a separate dining room ideal for entertaining, a bright conservatory overlooking the garden, a well-appointed kitchen, utility room and a convenient cloakroom.

Upstairs, the property offers four bedrooms and a family bathroom featuring both a bath and a separate shower.

Externally, the property benefits from a driveway with turning area providing off-road parking, a garage and a fully enclosed rear garden, perfect for relaxing or outdoor entertaining.

Additional benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed front entrance door to the:

ENTRANCE PORCH

Of sealed unit double glazed uPVC construction with windows to front & both side elevations and further part glazed door to the:

ENTRANCE HALL

Having coved ceiling, radiator and staircase rising to first floor.

LOUNGE

14' 9" x 12' 4" (4.50m x 3.76m)

Having window to front elevation, coved ceiling, radiator, wall light points and fireplace with marble back & hearth, inset electric fire and wooden surround. Opening to the:

DINING ROOM

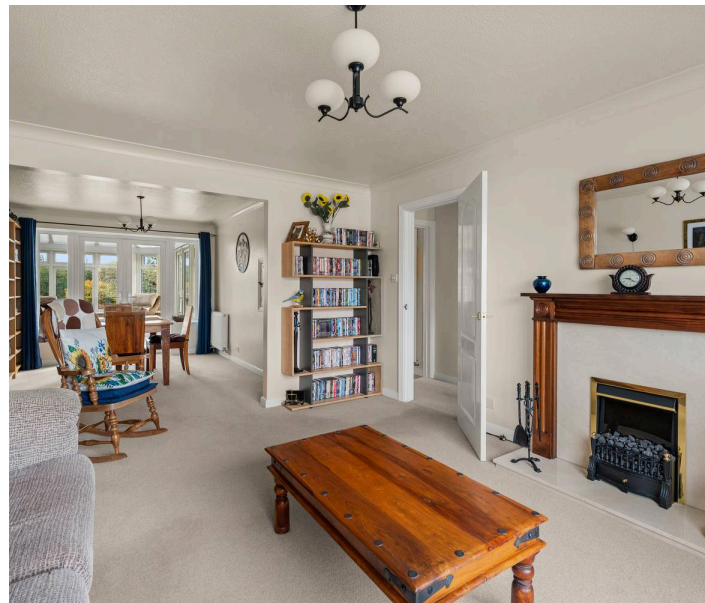
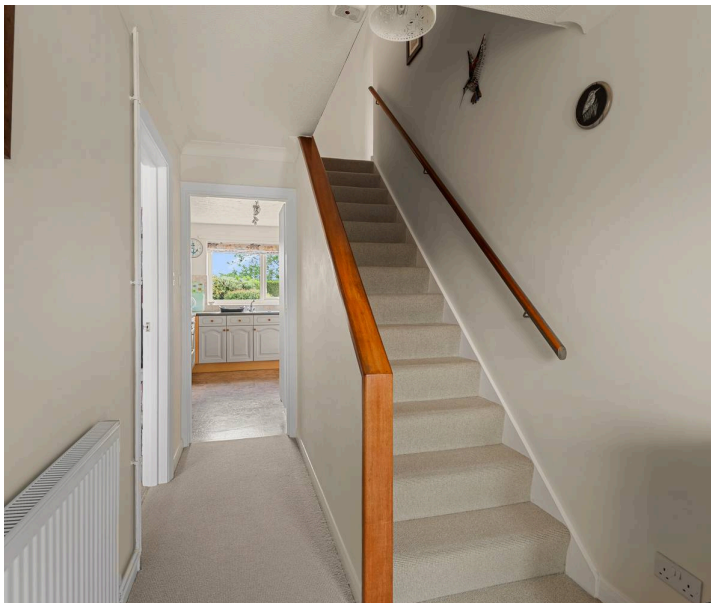
12' 0" x 9' 9" (3.66m x 2.97m)

Having coved ceiling, radiator and serving hatch to kitchen. French doors with side screens through to the:

CONSERVATORY

12' 2" x 11' 8" (3.71m x 3.56m)

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



KITCHEN

12' 1" x 8' 6" (3.68m x 2.59m)

Having window to rear elevation, radiator, tile effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset electric hob, integrated electric double oven, cupboard, drawers & breakfast bar under, cupboards & concealed extractor over.

UTILITY

7' 7" x 5' 10" (2.31m x 1.78m)

Having window & part glazed door to rear elevation, radiator, tile effect flooring, space & plumbing for automatic washing machine.

CLOAKROOM

Having window to side elevation, tile effect flooring, tiled splashback, low level WC and hand basin.





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FIRST FLOOR LANDING

Having coved ceiling, access to roof space and large built-in airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

14' 8" x 10' 11" (4.47m x 3.33m)

Having window to front elevation, coved ceiling, radiator, built-in wardrobes to one wall with drawers, space for double bed with corner dressing table to one side and further units to other side.

BEDROOM TWO

12' 1" x 11' 0" (3.68m x 3.35m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes.

BEDROOM THREE

16' 10" x 7' 7" (5.13m x 2.31m)

(max) Having window to front elevation, coved ceiling, radiator, built-in wardrobes with overhead cupboards and built-in dressing table with drawers.

BEDROOM FOUR

9' 5" x 7' 5" (2.87m x 2.26m)

Having window to front elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

Having window to rear elevation, coved ceiling, chrome heated towel rail, extractor and tiled walls. Fitted with a suite comprising: corner shower enclosure with electric shower fitting, panelled bath with mixer tap, close coupled WC and hand basin inset to vanity unit with cupboards & drawer under, shelving, cupboard, pelmet with downlighters & mirror over.





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EXTERIOR

To the front of the property there is a shaped lawn. A driveway with turning area provides off-road parking leading to the:

GARAGE

16' 10" x 7' 7" (5.13m x 2.31m)

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

REAR GARDEN

Being enclosed and having a paved patio, shaped lawn, established borders, paved seating area and further paved area with two garden sheds and vegetable plot to the far rear.

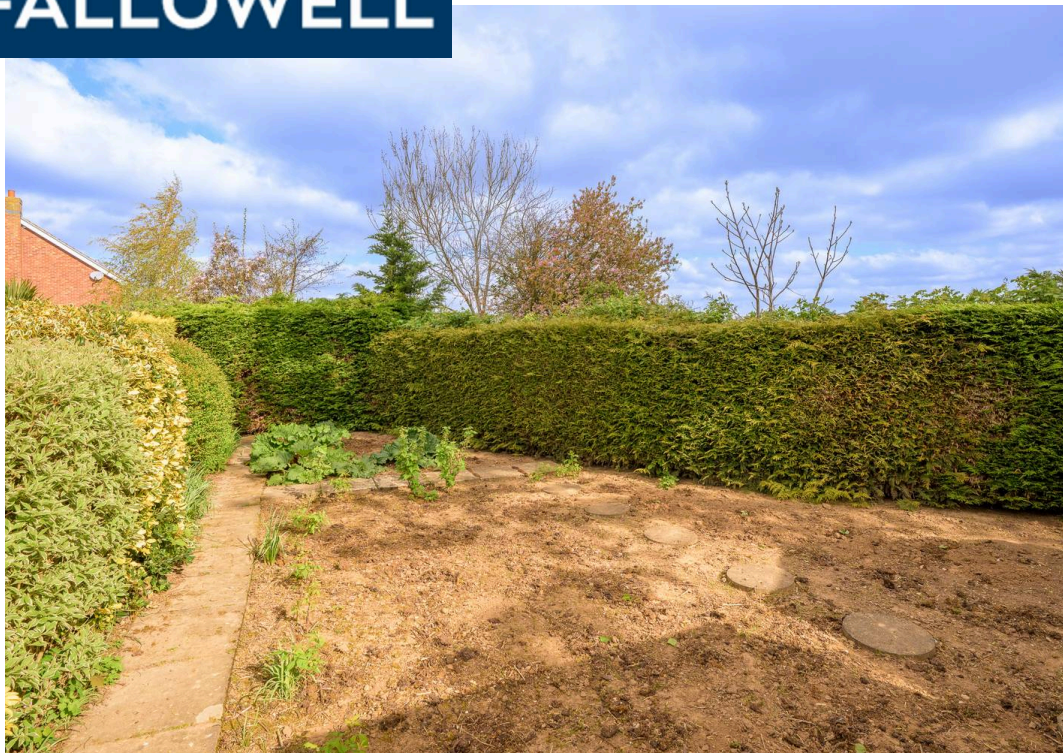
THE PLOT

The property occupies a plot of approximately 0.14 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.





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SERVICES

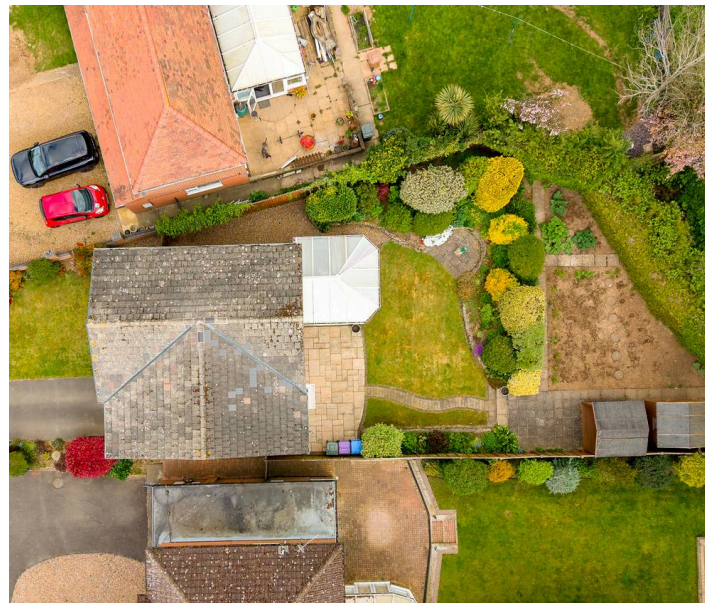
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

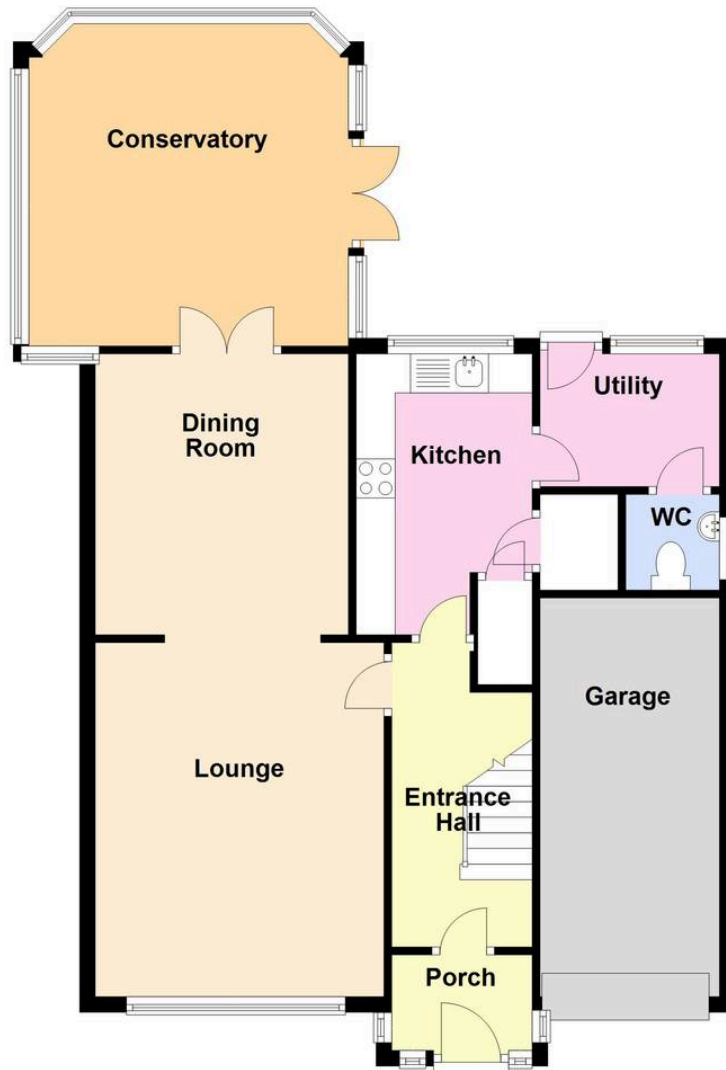
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AGENT'S NOTES

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Ground Floor
Approx. 79.2 sq. metres (852.9 sq. feet)



First Floor
Approx. 63.3 sq. metres (680.9 sq. feet)



Total area: approx. 142.5 sq. metres (1533.8 sq. feet)

Newton Fallowell Estate Agents

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