



21 Birch Road, Kirton, Boston, PE20 1DH



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Freehold

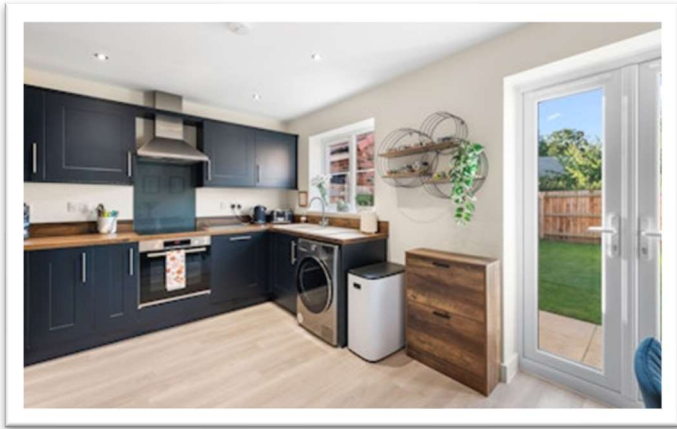
£194,950



Key Features

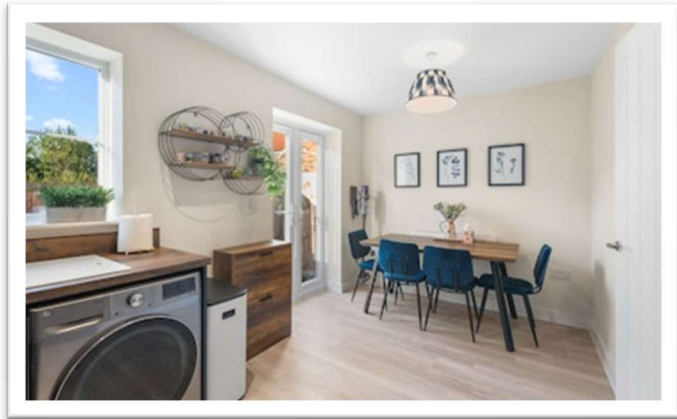
- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





Situated on a desirable new development in the ever-popular village of Kirton, this beautifully presented semi-detached home offers stylish and practical living across two floors.

The ground floor features an entrance hall, a convenient cloakroom, a bright and spacious lounge and a modern dining kitchen, perfect for both everyday family living and entertaining. Upstairs, the master bedroom boasts its own en-suite shower room, complemented by two further bedrooms and a family bathroom.



Outside, the property benefits from a private driveway with off-road parking, a garage and an enclosed rear garden, ideal for relaxing or entertaining in the warmer months.

Additional highlights include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and door to:

CLOAKROOM

Having radiator, extractor, close coupled WC and hand basin.

LOUNGE

5.33m x 3.61m (17'6" x 11'10")

(max) Having windows to front & side elevations, two radiators and staircase rising to first floor.

DINING KITCHEN

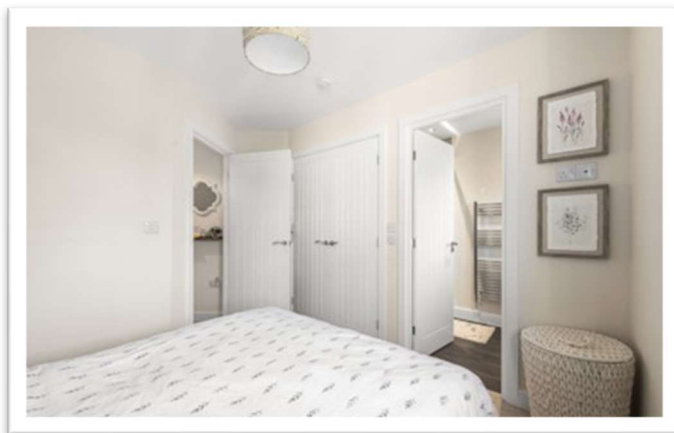
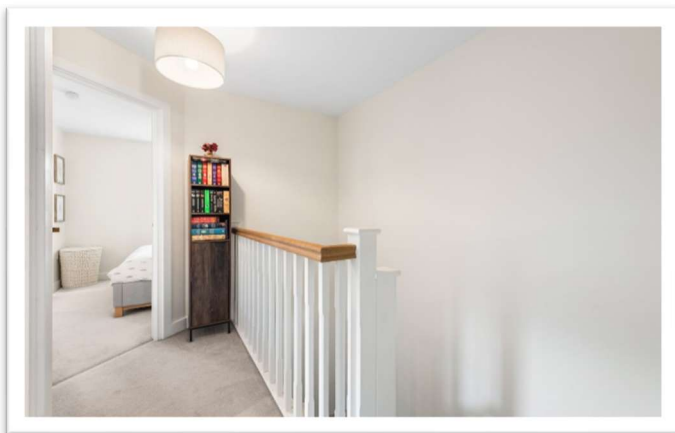
4.55m x 3.12m (14'11" x 10'2")

(max) Having window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, integrated dishwasher & cupboards under, cupboards & stainless steel cooker hood over. Work surface return with drawers under, tall unit to side housing integrated fridge & freezer.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having access to roof space.

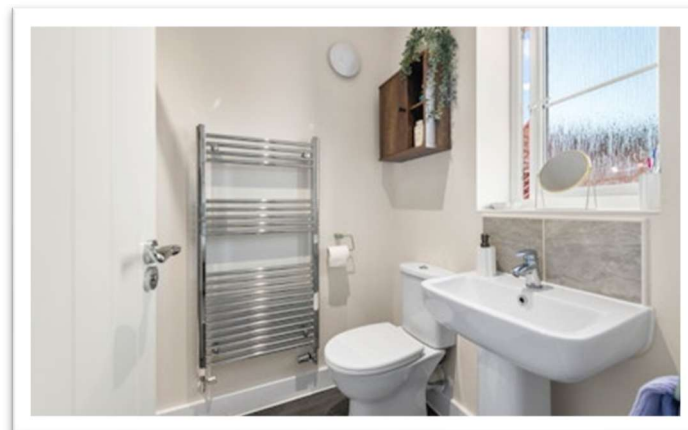
MASTER BEDROOM

3.4m x 2.92m (11'2" x 9'7")

(max) Having window to rear elevation, radiator and built-in wardrobe also housing the gas fired combination boiler providing for both domestic hot water & heating.

EN-SUITE

Having window to rear elevation, inset ceiling spotlights, heated towel rail, extractor, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.



BEDROOM TWO

2.92m x 2.44m (9'7" x 8'0")

Having window to front elevation and radiator.

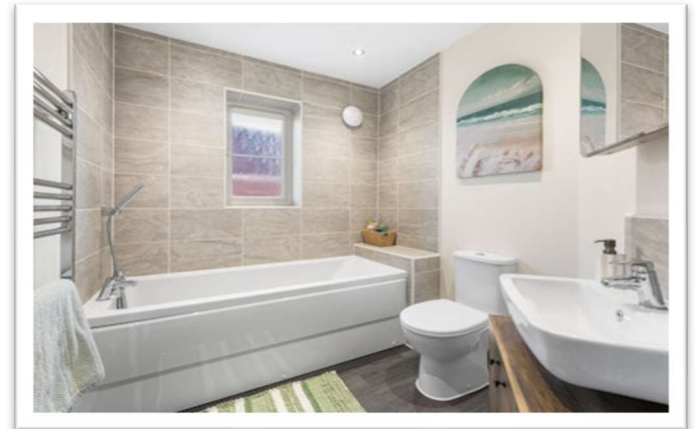
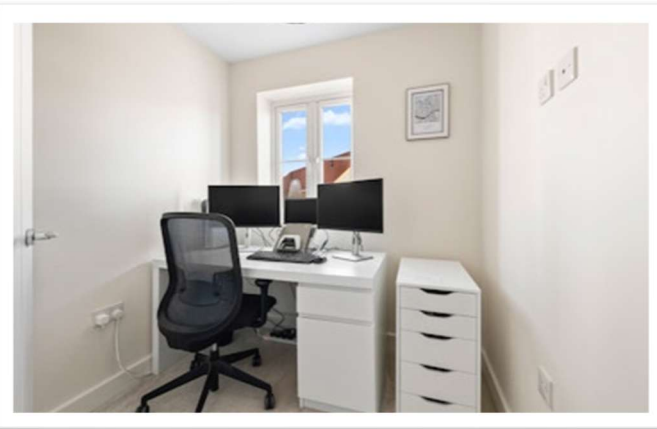
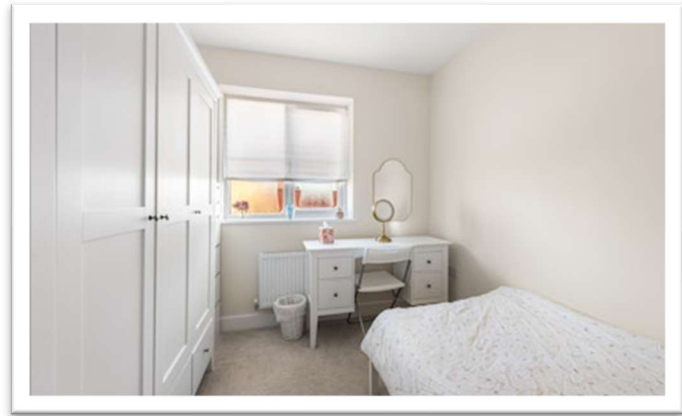
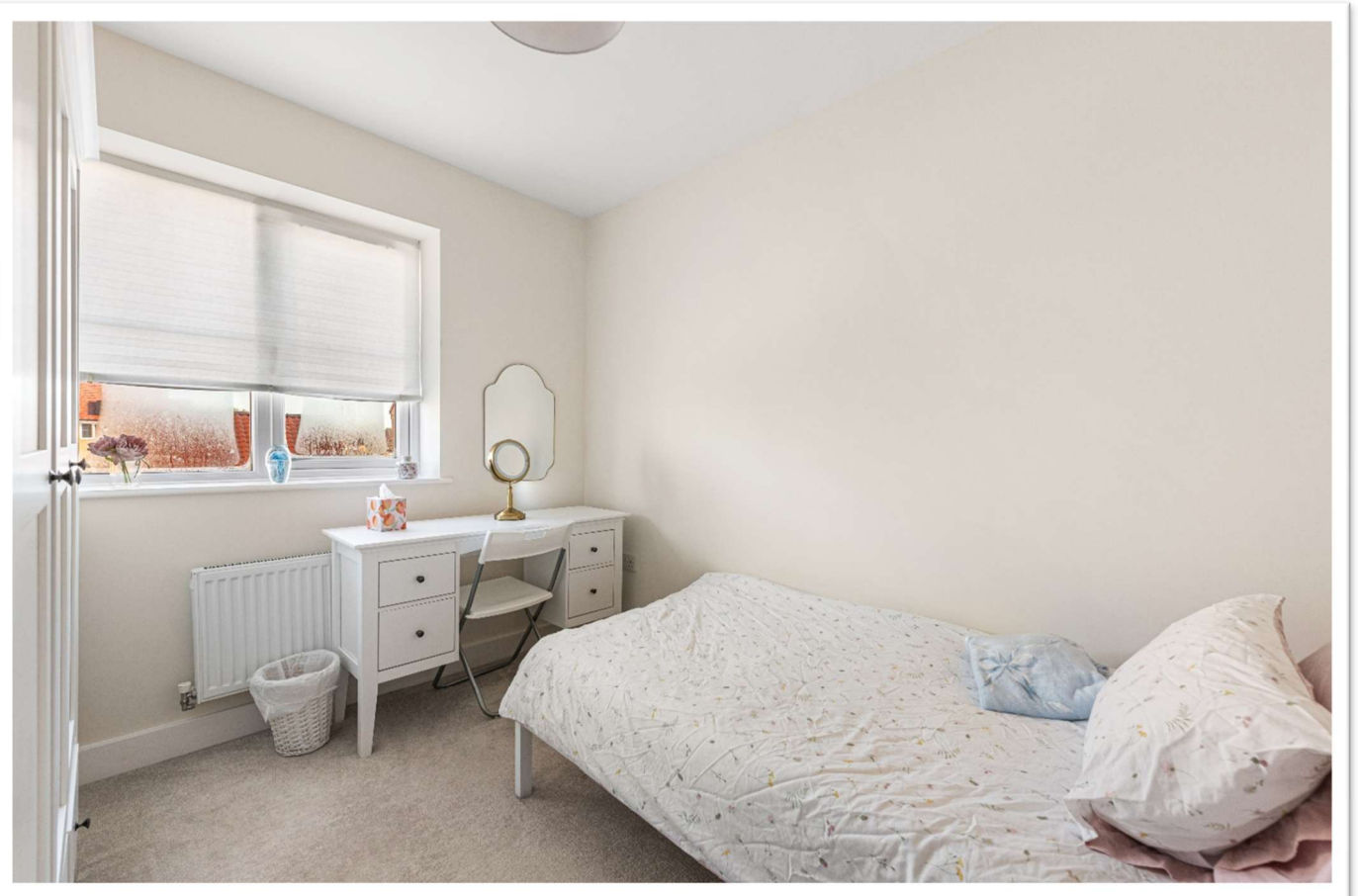
BEDROOM THREE

2.54m x 2.01m (8'4" x 6'7")

(max) Having window to front elevation and radiator.

BATHROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, wood effect flooring, tiled splashbacks, panelled bath with mixer tap & hand held shower attachment over, close coupled WC and pedestal hand basin.



EXTERIOR

To the side of the property there is a block paved driveway which provides off-road parking leading to the:

GARAGE

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

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

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.

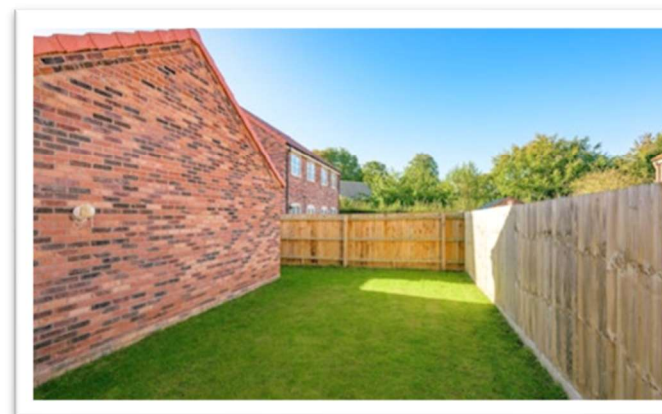
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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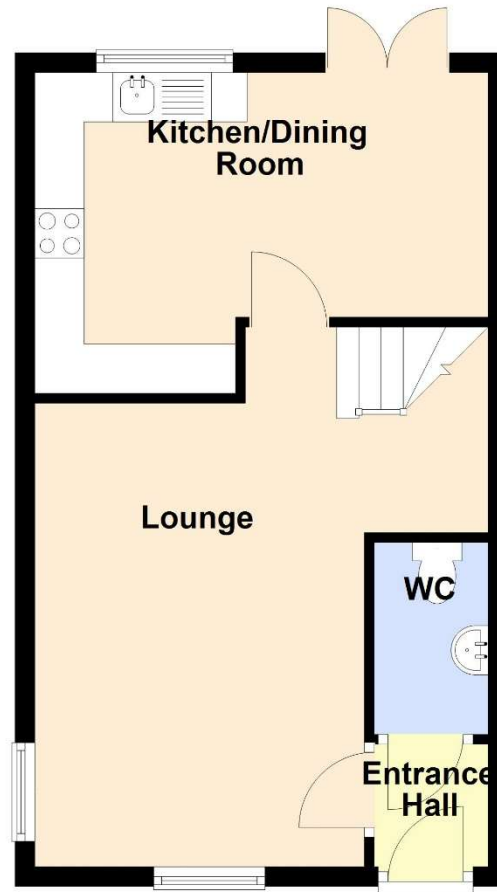
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 sq. feet)



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