





3 PRINCESS ROAD

BOSTON, PE20 1JW

£230,000

FREEHOLD

FOUR-BEDROOM DETACHED BUNGALOW | KIRTON VILLAGE | 23FT LOUNGE | KITCHEN/DINER | UTILITY ROOM | LARGE REAR GARDEN | SUMMER HOUSE | CAR PORT & DRIVEWAY

Sedge Estate Agents are delighted to offer for sale this spacious four-bedroom detached bungalow, situated in the popular village of Kirton and offering generous, versatile single-storey accommodation.

The property provides an excellent amount of living space, making it an ideal purchase for families, downsizers or buyers seeking the convenience of bungalow living without compromising on space.

At the heart of the home is an impressive 23ft lounge, featuring an electric log burner and providing a comfortable space for relaxing and entertaining. The spacious kitchen/diner offers excellent everyday living space, complemented by a separate utility room for additional practicality.

3 PRINCESS ROAD

• FOUR BEDROOM DETACHED BUNGALOW • POPULAR VILLAGE OF KIRTON • SPACIOUS LOUNGE WITH FEATURE FIREPLACE • ELECTRIC LOG BURNER • TWO FRONT-FACING BEDROOMS WITH BAY WINDOWS • GENEROUS KITCHEN/DINER • SEPARATE UTILITY ROOM • FAMILY BATHROOM & SEPARATE WC • REAR GARDEN WITH SUMMER HOUSE & GARDEN SHED • DRIVEWAY & CAR PORT PROVIDING OFF-ROAD PARKING





Summary

Sedge Estate Agents are delighted to bring to the market this spacious and versatile four-bedroom detached bungalow, situated within the popular village of Kirton. Offering generous single-storey accommodation throughout, the property is ideally suited to families, those looking to downsize without compromising on space, or buyers seeking the convenience of bungalow living.

Upon entering, the property opens into an entrance hall providing access to the main accommodation. There are two well-proportioned bedrooms to the front, both benefiting from attractive bay windows, with the main bedroom also offering useful fitted storage.

The impressive lounge provides a fantastic central living space, measuring over 23ft in length, featuring a charming electric log burner set within a feature fireplace and offering plenty of room for both relaxing and entertaining.

Further accommodation comprises two additional bedrooms, a family bathroom and a separate WC. To the rear, the property benefits from a spacious kitchen/diner, providing an excellent space for everyday family life, alongside a useful separate utility room with additional storage.

Externally, the rear garden offers a pleasant outdoor space, complete with a summer house and garden shed. The garden is divided into separate areas, providing flexibility for families and pet owners. To the front, a driveway and car port provide ample off-road parking.

Combining four-bedroom accommodation, generous living space and a popular village setting, this is a fantastic opportunity to acquire a substantial detached bungalow. An early viewing is highly recommended.

Key Features:

FOUR BEDROOM DETACHED BUNGALOW

POPULAR VILLAGE OF KIRTON

SPACIOUS LOUNGE WITH FEATURE FIREPLACE

ELECTRIC LOG BURNER

TWO FRONT-FACING BEDROOMS WITH BAY WINDOWS

GENEROUS KITCHEN/DINER

SEPARATE UTILITY ROOM

FAMILY BATHROOM & SEPARATE WC

REAR GARDEN WITH SUMMER HOUSE & GARDEN SHED

DRIVEWAY & CAR PORT PROVIDING OFF-ROAD PARKING

Room Measurements

Ground Floor

Entrance Hall – 0.86m x 3.02m

Bedroom 1 – 3.25m x 3.25m

Bedroom 2 – 3.25m x 3.66m

Lounge – 4.39m x 7.01m

Bedroom 3 – 2.11m x 3.28m

Bedroom 4 – 3.18m x 3.23m

Bathroom – 2.03m x 2.69m

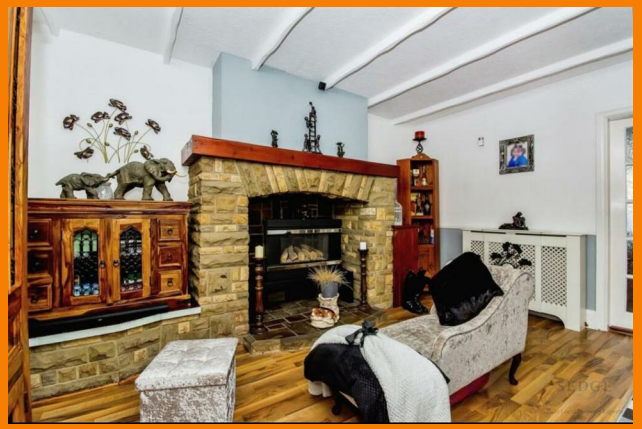
Separate WC – 1.09m x 1.83m

Hallway – 5.39m x 0.84m

Utility Room – 3.35m x 2.69m

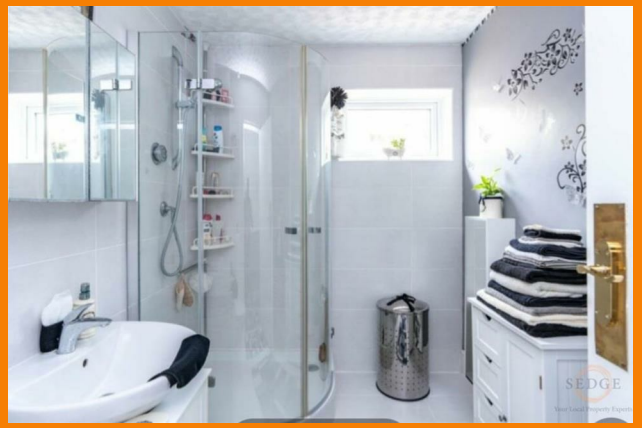
Kitchen/Diner – 5.18m x 4.62m

3 PRINCESS ROAD

























3 PRINCESS ROAD

ADDITIONAL INFORMATION

Local Authority – Boston Borough

Council Tax – Band C

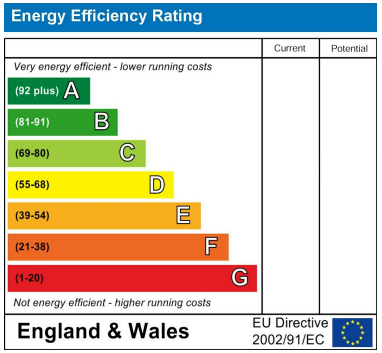
Viewings – By Appointment Only

Floor Area – 1220.00 sq ft

Tenure – Freehold







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

SEDGE