



34 Swift Gardens

Kirton, Boston

A semi-detached house in a popular village location and overlooking a green area to the front. Having accommodation comprising: entrance hall, lounge, bedroom, inner hall, cloakroom and dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has ample off-road parking to the front, an enclosed low maintenance rear garden with a garden store. The property benefits from gas central heating and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having door to bedroom four and further door to the:

LOUNGE

15' 9" x 10' 2" (4.80m x 3.10m)

Having window to front elevation, radiator, wall mounted air conditioning unit and media wall with space for flat screen television and contemporary style electric fire.

BEDROOM FOUR

15' 5" x 7' 7" (4.70m x 2.30m)

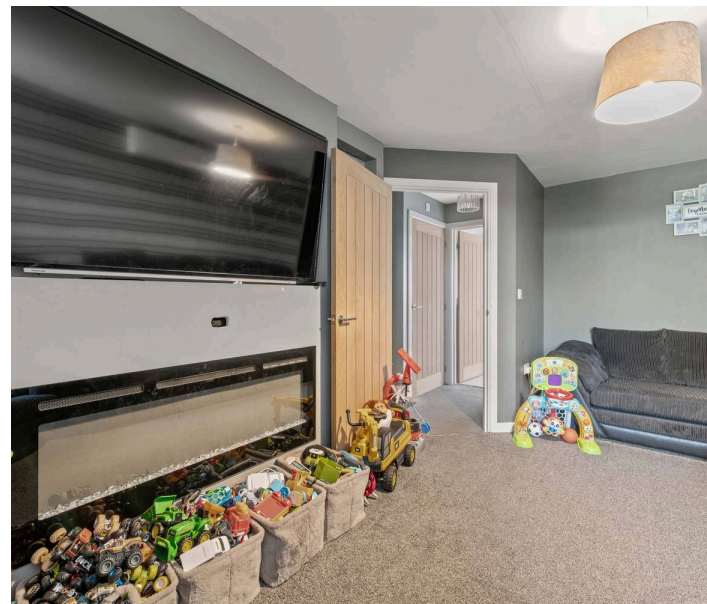
Having window to front elevation, inset ceiling spotlights and radiator.

INNER HALL

Having door to the dining kitchen and further door to the:

CLOAKROOM

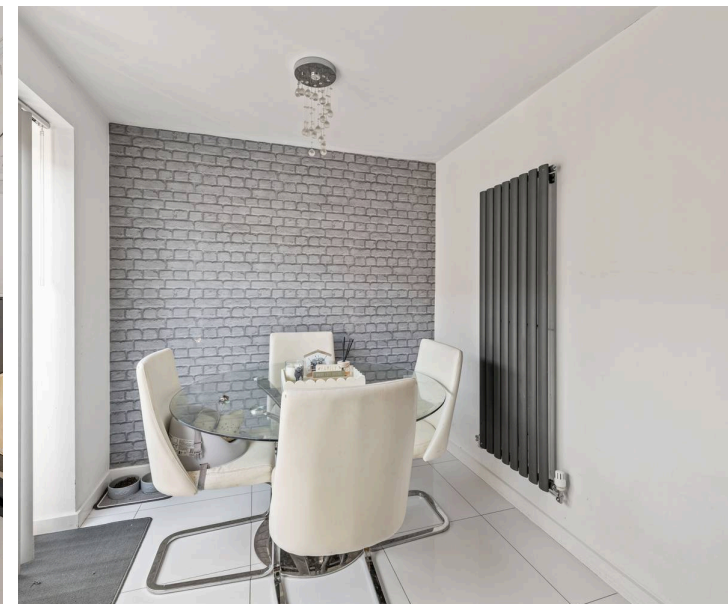
Having radiator, close coupled WC and hand basin.



DINING KITCHEN

18' 4" x 7' 7" (5.60m x 2.30m)

Having window & french doors to rear elevation, inset ceiling spotlights, vertical radiator and tiled floor. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard & drawers under, cupboards over and tall unit to side housing integrated fridge & freezer.





FIRST FLOOR LANDING

Having access to roof space and built-in cupboard.

MASTER BEDROOM

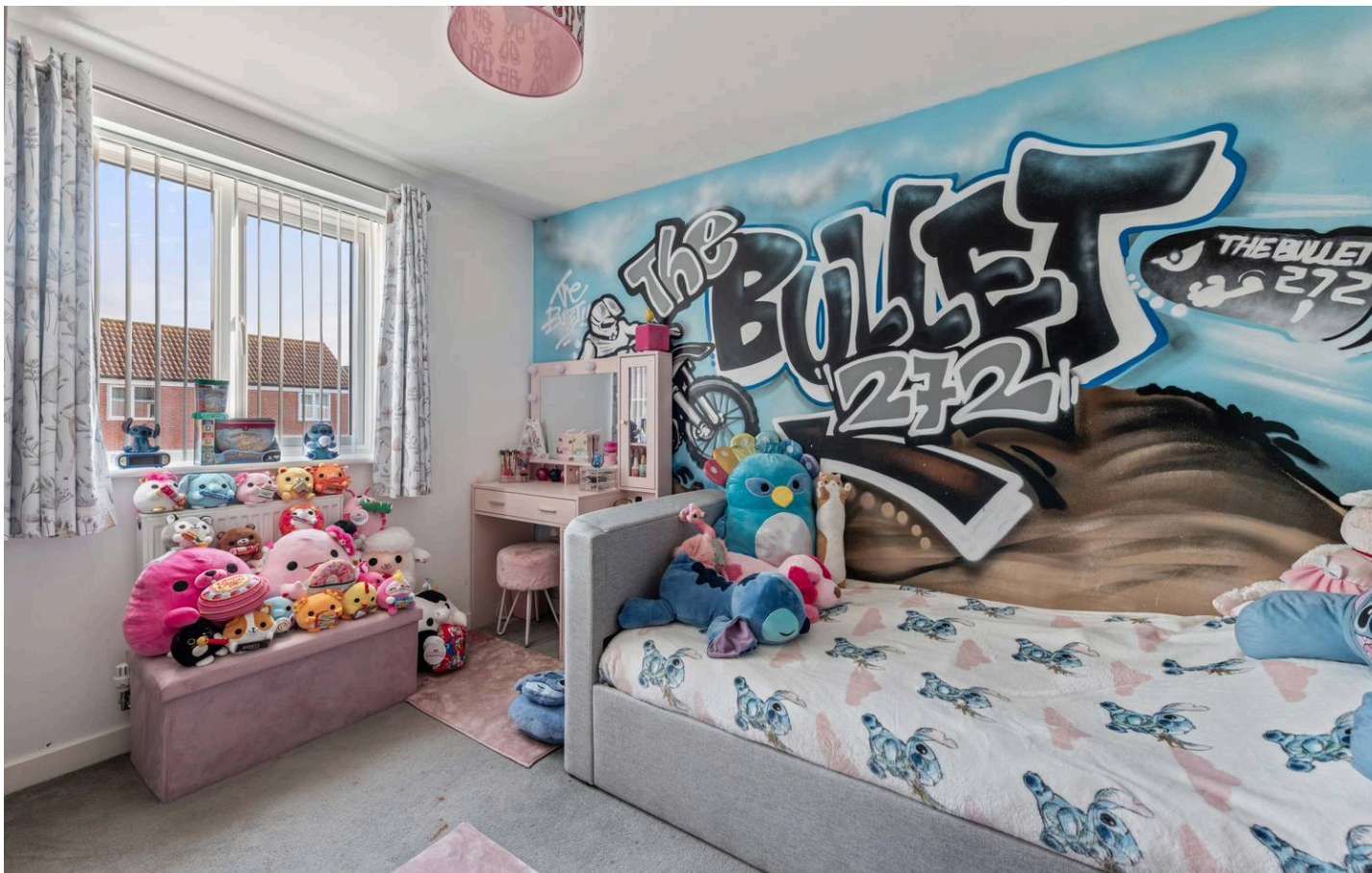
13' 9" x 9' 2" (4.20m x 2.80m)

Having window to front elevation and radiator.

EN-SUITE

Having window to front elevation, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





BEDROOM TWO

11' 2" x 8' 6" (3.40m x 2.60m)

Having window to rear elevation and radiator.

BEDROOM THREE

9' 6" x 7' 7" (2.90m x 2.30m)

Having window to rear elevation and radiator.

BATHROOM

8' 6" x 5' 3" (2.60m x 1.60m)

Having inset ceiling spotlights, tiled walls, tiled floor, bath with central mixer tap, hand basin inset to vanity unit with cupboard & drawers under, WC with concealed cistern & storage unit to side, mirror with LED lighting & bluetooth connection over.



EXTERIOR

To the front of the property there is hardstanding which provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and laid to gravel for ease of maintenance.

GARDEN STORE

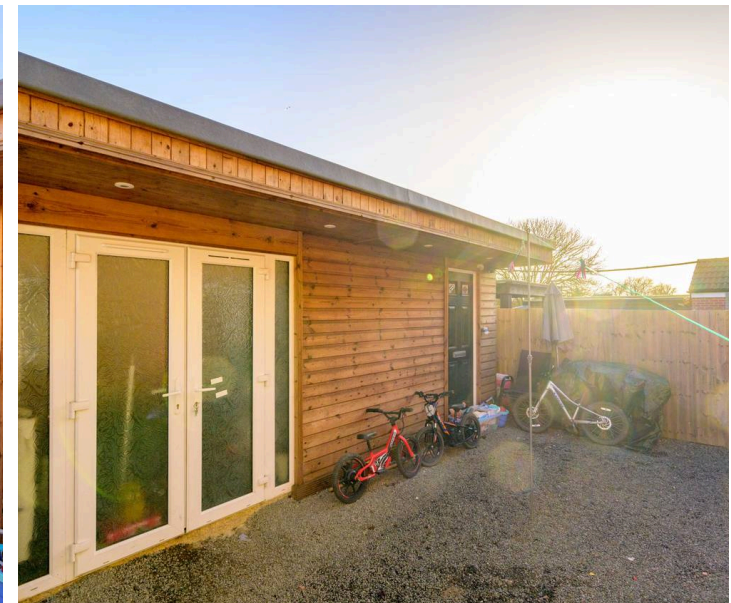
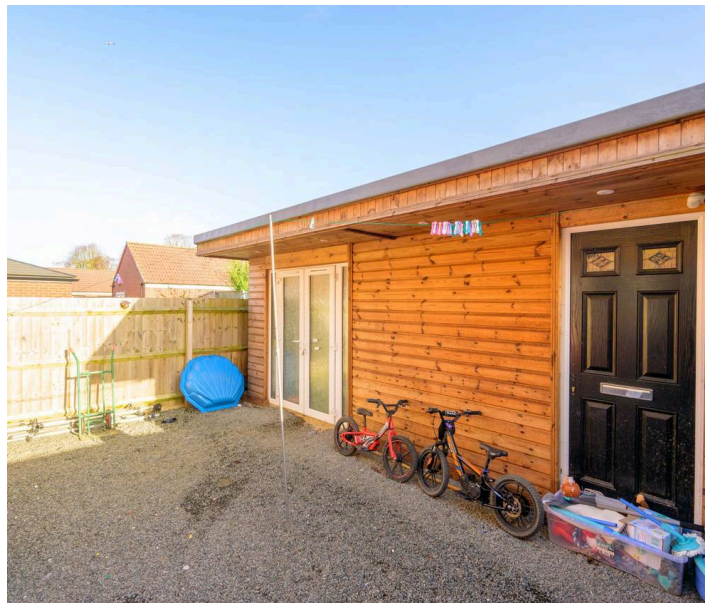
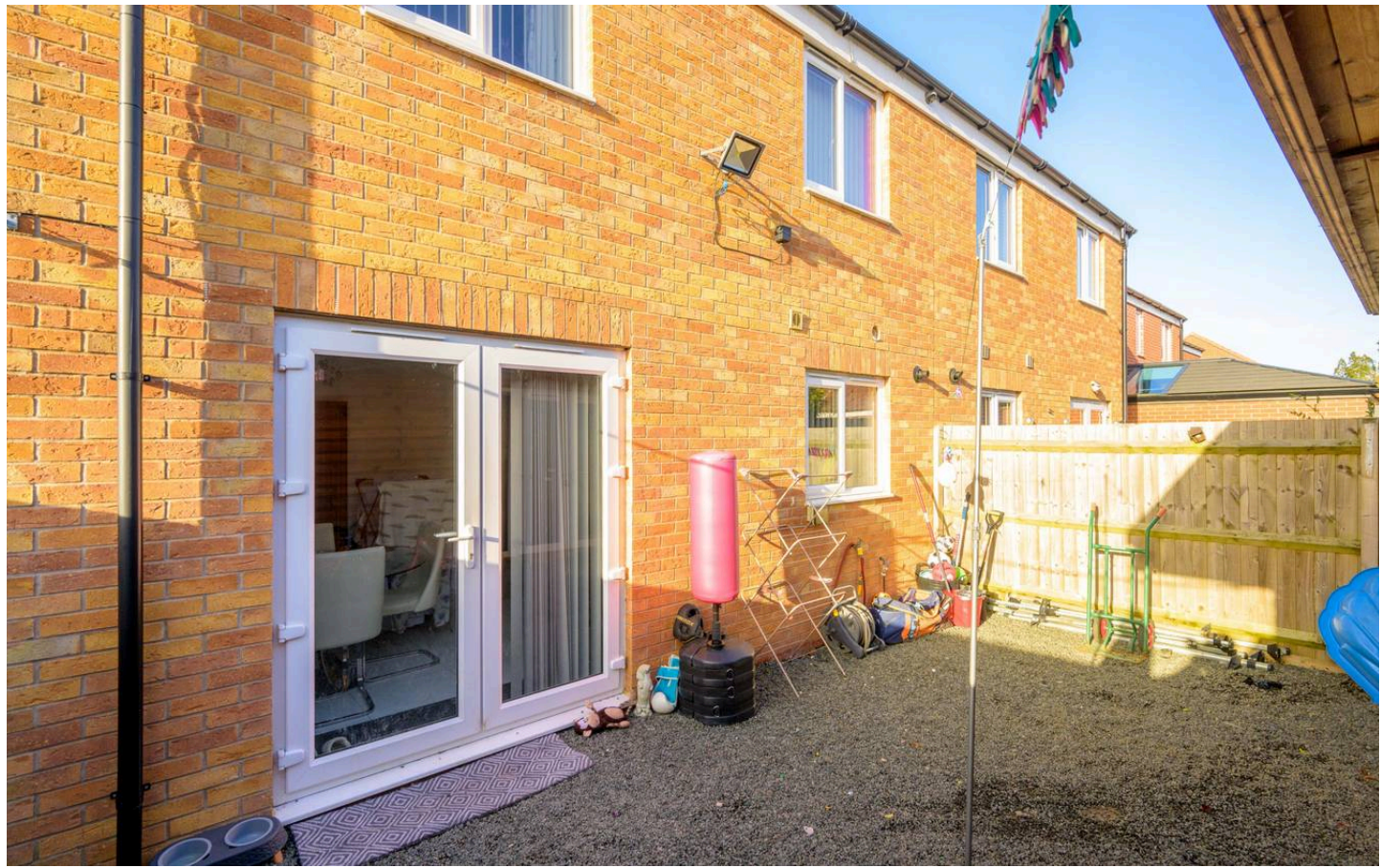
19' 4" x 12' 2" (5.90m x 3.70m)
With light and power.

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.

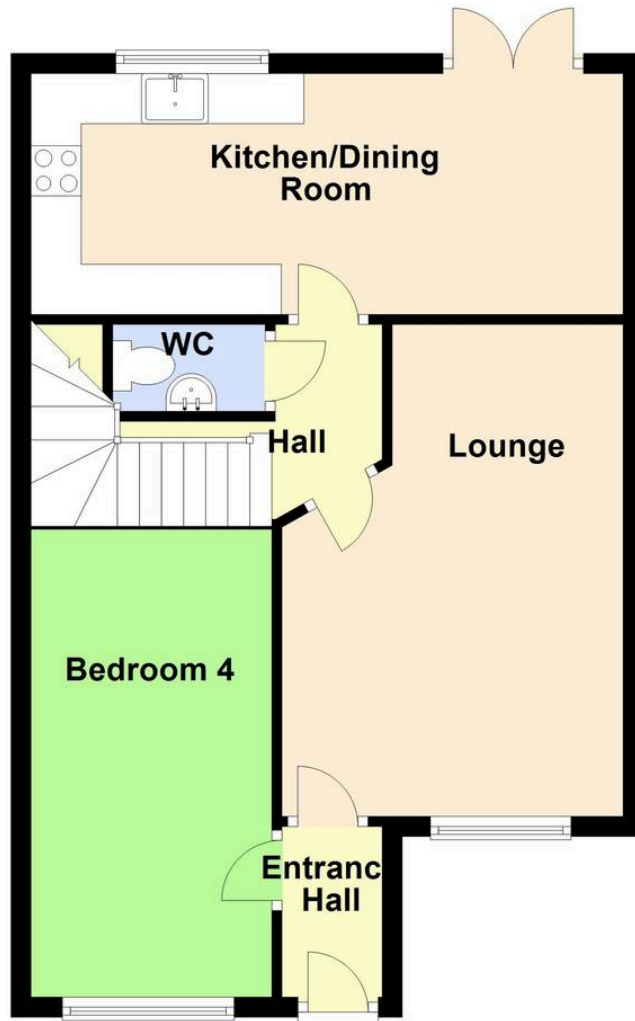
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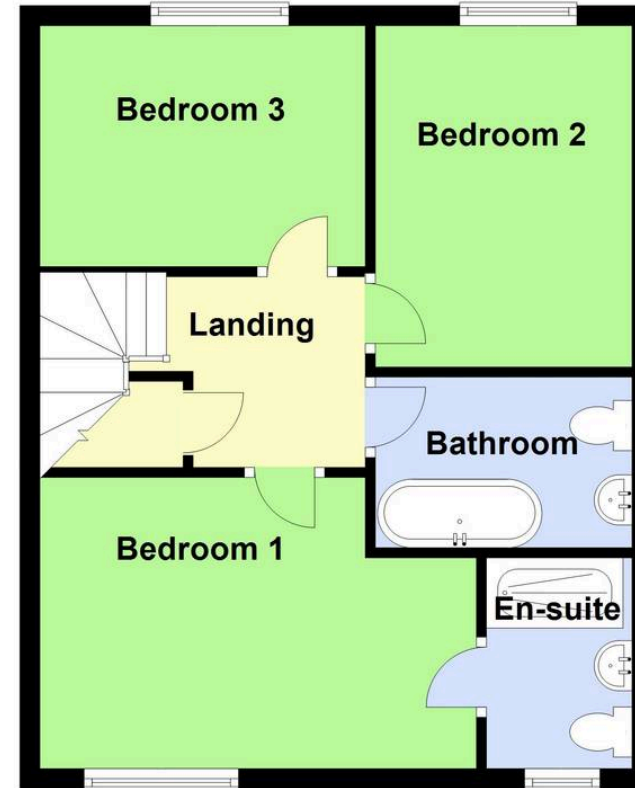
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 93.3 sq. metres (1003.9 sq. feet)

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