



 **NEWTON**  
**FALLOWELL**

**Ardgraft, Kirton Holme – PE20 1TT**

In Excess of **£280,000**

# Ardgraft

Kirton Holme, Boston

A detached bungalow on a plot of approximately 0.42 acre, subject to survey and set in a village location around five miles from the market town of Boston. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, conservatory, utility, rear entrance porch, two double bedroom and bathroom with separate shower. Outside the property stands in lawned gardens with a driveway providing ample off-road parking, attached garage and further detached garage/workshop.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





## ACCOMMODATION

Porch recess with part glazed front entrance door & side screen through to the:

## ENTRANCE HALL

Having coved ceiling, electric radiator, smoke alarm, telephone connection point and built-in airing cupboard housing hot water cylinder with shelving.

## LOUNGE

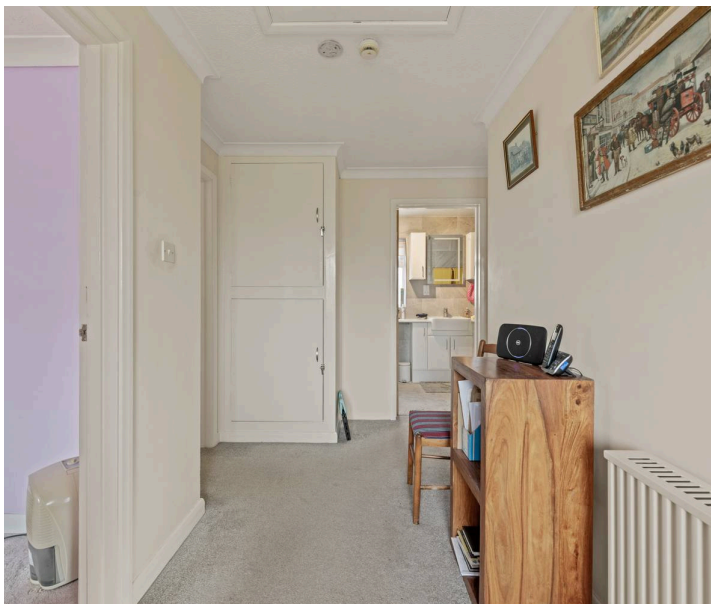
13' 5" x 12' 11" (4.08m x 3.94m)

Having window to front elevation, coved ceiling, two electric radiators, television aerial connection point and fireplace with marble hearth and inset multi-fuel burner.

## DINING KITCHEN

28' 0" x 9' 11" (8.53m x 3.02m)

Having windows to front & side elevations and two electric radiators. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawer & integrated dishwasher under, space for american style fridge/freezer to side. Work surface with inset LPG hob, cupboards & drawers under, cupboards and stainless steel & glass cooker hood over. Further work surface return with cupboards under, cupboards over, tall unit to side housing integrated electric double oven with drawers under & cupboard over and further tall unit to side. (We are advised that the fridge/freezer, washing machine & tumble dryer are included in the sale) French doors to the:





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### CONSERVATORY

10' 0" x 7' 1" (3.05m x 2.17m)

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

### UTILITY

Having window to rear elevation overlooking the rear entrance porch, electric radiator, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboard over. Part glazed door to the:

### REAR ENTRANCE PORCH

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part glazed door to rear elevation, electric radiator and wood effect flooring.





### **BEDROOM ONE**

10' 0" x 11' 8" (3.06m x 3.55m)

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

### **BEDROOM TWO**

10' 9" x 10' 8" (3.27m x 3.26m)

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

### **BATHROOM**

Having window to rear elevation, electric radiator, tiled walls, shaver point and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, panelled bath, low level WC and hand basin inset to vanity unit with cupboards under, cupboards & illuminated mirror over.



## EXTERIOR

To the front of the property there is a lawned garden with a paved footpath to the entrance door and a polytunnel.

## ATTACHED GARAGE

19' 3" x 10' 1" (5.86m x 3.07m)

Having electric up-and-over doors to front & rear, window & service door to side, light, power and solar panel controls with 2 x 2.4kwh batteries.

## REAR GARDEN

To the rear of the property a five bar gate leads to a driveway which provides off-road parking leading to a:

## FURTHER GARAGE/WORKSHOP

20' 7" x 12' 1" (6.28m x 3.69m)

Having electric up-and-over door, three windows & door to side, light and power. The rear garden is enclosed and majority laid to lawn with established borders. Having an informal pond and summerhouse.

## THE PLOT

The property occupies a plot of approximately 0.42 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.





### **SERVICES**

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via electric radiators and the property is double glazed. The current council tax is band B. The property also has 18 solar panels with battery storage which are owned with export tariff taken off the bill.

### **LIFETIME LEGAL**

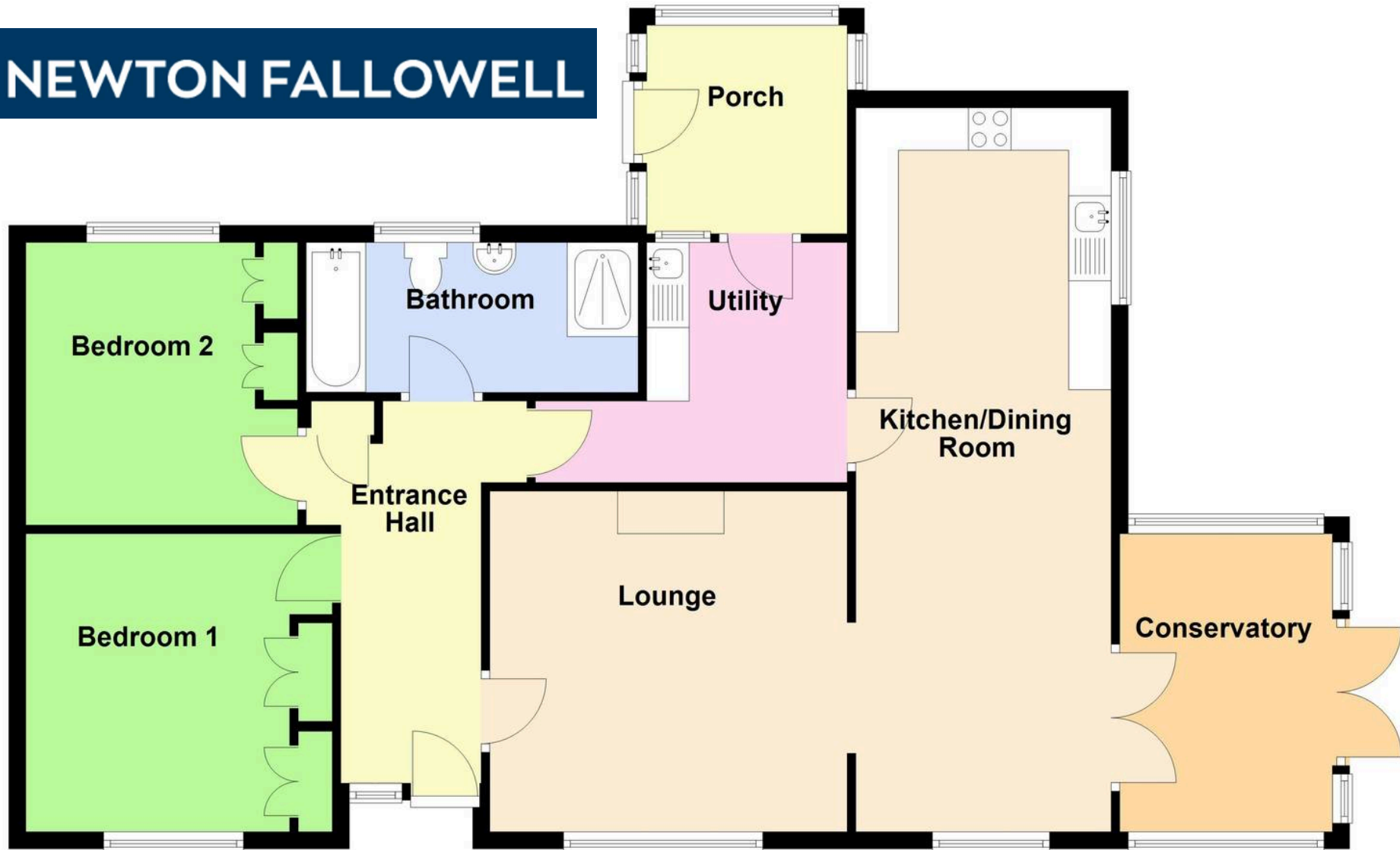
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Total area: approx. 107.9 sq. metres (1161.2 sq. feet)

## Newton Fallowell Estate Agents

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