



12 Willington Road, Kirton, Boston, PE20 1EH



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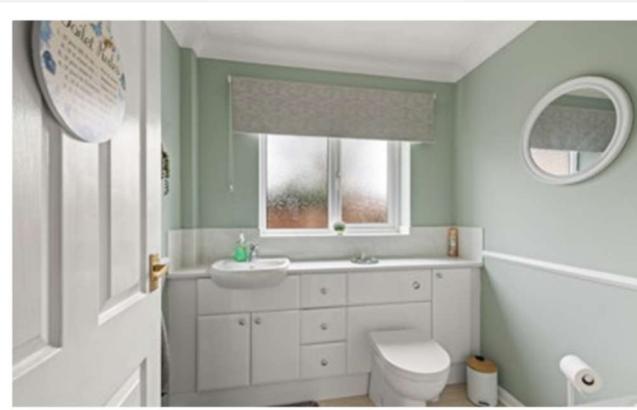
Freehold

£300,000



## Key Features

- Detached house
- Four bedrooms
- Lounge & snug
- Dining kitchen & utility
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





Occupying a prominent corner plot in a popular village location and enjoying attractive views overlooking the parish church, this well-presented detached home offers generous accommodation extending to over 1,700 sq ft.

The ground floor comprises a welcoming entrance hall, cloakroom, a comfortable lounge, a cosy snug and a spacious dining kitchen, ideal for family life and entertaining, along with a separate utility room.

To the first floor there is a master bedroom with en-suite, three further bedrooms and a family bathroom fitted with both a bath and a separate shower.

Externally, the property provides ample off-road parking to the front, a garage and a good-sized enclosed rear garden, offering a private outdoor space. Further benefits include gas central heating and double glazing throughout.

#### ACCOMMODATION

Part glazed front entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved & textured ceiling, radiator, wood effect flooring, dado rail, telephone connection points and staircase rising to first floor.

#### CLOAKROOM

Having window to rear elevation, coved & textured ceiling, radiator, dado rail and tiled floor. Fitted with a suite comprising: hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.

#### LOUNGE

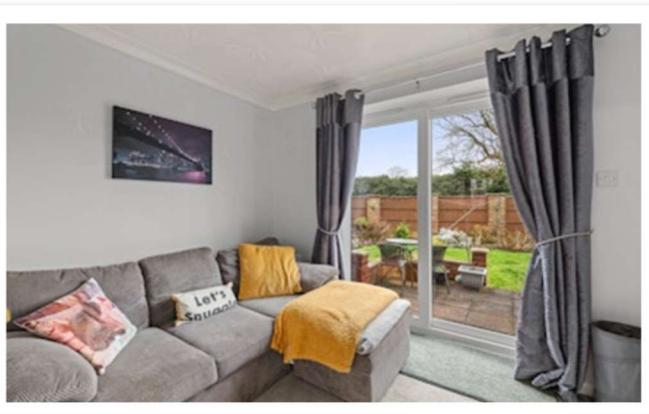
5.71m x 3.66m (18'8" x 12'0")

Having window to front elevation, coved & textured ceiling, radiator, dado rail, wall light points, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround. Double doors to the:

#### SNUG

3.66m x 2.39m (12'0" x 7'10")

Having sliding patio doors to rear elevation & garden, coved & textured ceiling and radiator.





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#### DINING KITCHEN

7.11m x 3.25m (23'4" x 10'8")

Forming two areas comprising:

#### DINING AREA

Having window to front elevation, coved & textured ceiling and two radiators. Open to the:

#### KITCHEN AREA

Having window to rear elevation, coved & textured ceiling and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & tray recess under. Work surface return with cupboard under, space for range style cooker to side, cupboards & concealed cooker hood over. Further work surface return with cupboards under, cupboards over and tall unit to side housing integrated fridge & freezer. Further work surface with cupboards & drawers under & breakfast bar to one side.

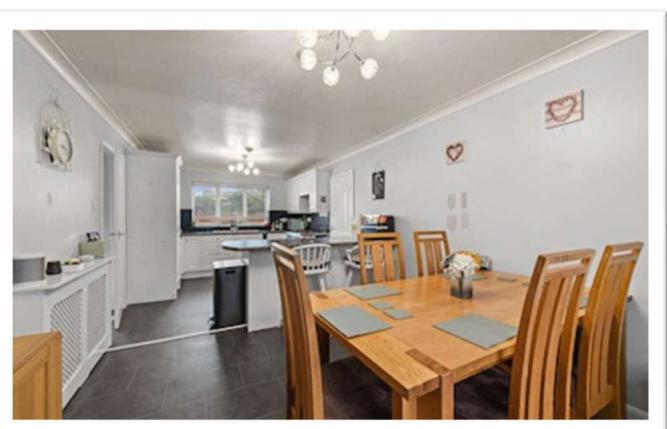
#### UTILITY

3.2m x 1.78m (10'6" x 5'10")

Having window & part glazed uPVC door to rear elevation, coved & textured ceiling, radiator, tile effect flooring and door to garage. Work surface with cupboard, space & plumbing for automatic washing machine & dishwasher under, gas fired boiler providing for both domestic hot water & heating over.



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### FIRST FLOOR LANDING

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

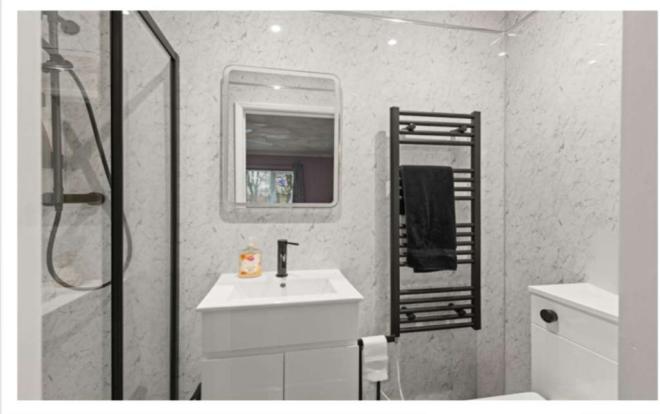
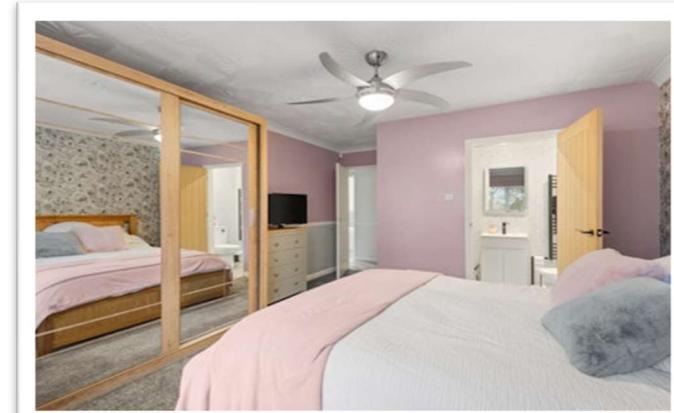
### MASTER BEDROOM

5.18m x 3.61m (17'0" x 11'10")

(max including en-suite) Having window to front elevation, coved & textured ceiling with ceiling fan/light fitting and radiator.

### EN-SUITE

Having heated towel rail, mermaid board walls, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin on vanity unit with cupboard under.



#### BEDROOM TWO

3.17m x 3.1m (10'5" x 10'2")

Having window to front elevation, coved & textured ceiling, radiator and built-in wardrobe.

#### BEDROOM THREE

3.3m x 3.17m (10'10" x 10'5")

Having window to rear elevation, coved & textured ceiling, radiator and built-in wardrobe.

#### BEDROOM FOUR

2.97m x 2.54m (9.7ft x 8.3ft)

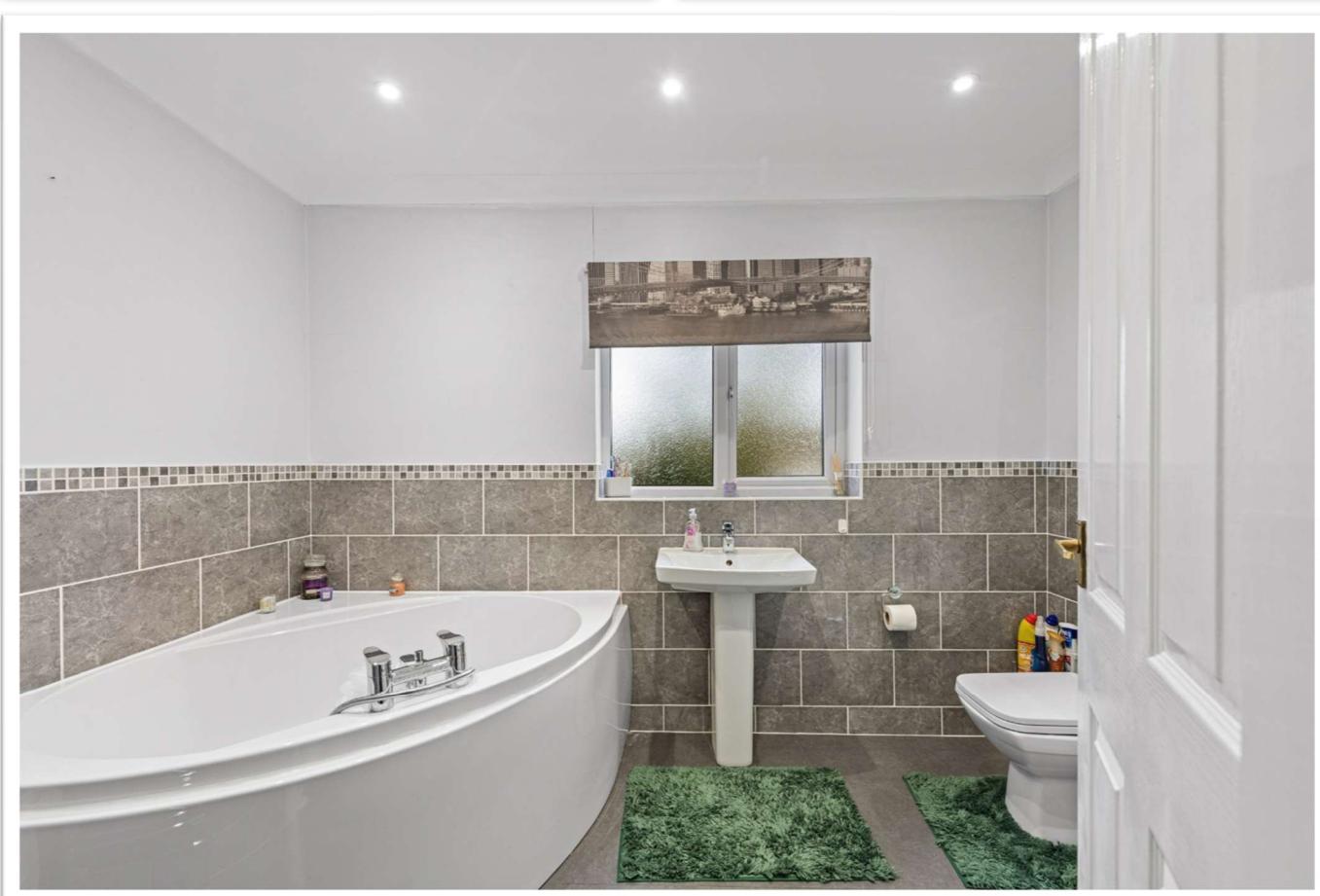
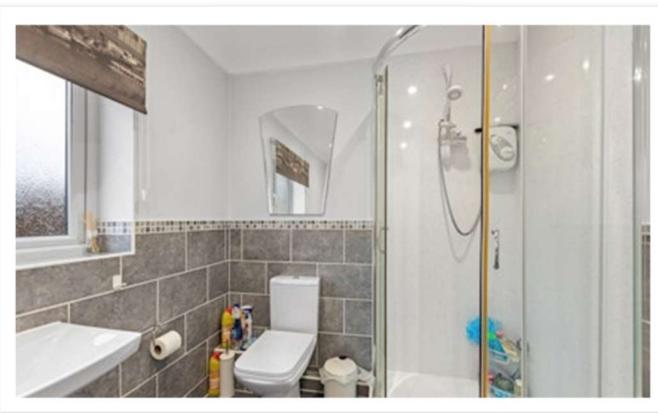
Having window to rear elevation, coved & textured ceiling and radiator.



#### BATHROOM

3.25m x 1.9m (10'8" x 6'2")

Having window to rear elevation, coved & textured ceiling, chrome heated towel rail, tiling to dado height and tile effect flooring. Fitted with a suite comprising: corner panelled bath with central mixer tap & hand held shower attachment, shower enclosure with mermaid board splashback & electric shower fitting, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is an extensive block paved area which provides ample off-road parking.

## GARAGE

5.53m x 3.17m (18'1" x 10'5")

Having up-and-over door, window to side, light, power and access to roof storage space.

## REAR GARDEN

Being enclosed and laid to lawn with an established border and having a large paved patio and garden shed. To the rear of the garden there is gated access to an enclosed gravelled area.

## SERVICES

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

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



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 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk