



Station Road, Kirton, Boston

£249,950 Freehold

NO ONWARD CHAIN!

AN ABSOLUTE MUST-SEE!

An incredible opportunity to buy this wonderful & DECEPTIVE detached 3-bedroom dream home with stunning décor, a private rear garden, and ample parking! It can be your forever home starting today. Don't miss out!

01205356380

boston@plotway.co.uk

Plotway

NO ONWARD CHAIN!

Upon entering the house, you are greeted by a beautiful sunny hallway, providing direct access to the staircase and downstairs cloakroom. By turning right you enter the living room which features a large window and a wonderful friendly atmosphere. The smooth transition from the living room leads us to the dining area, which has French doors opening into the conservatory and furthermore the rear garden.

Next on the ground floor is the modern kitchen, equipped with plenty of cabinets, bright and spacious. providing its own access to the rear lobby and incredibly spacious DOUBLE GARAGE.

Returning to the house through the spacious hallway, we head upstairs to the second floor, which offers two spacious double bedrooms and one single bedroom. All the rooms are incredibly well-lit with natural light. Finally, we bid farewell to the house with the main bathroom, which undoubtedly provides a cosy space and ample size whilst housing a W/C, pedestal washbasin, full size oval bath and finally a mains fed shower cubicle.

Externally to the front of the property, you will be greeted by AMPLE OFF-ROAD parking for multiple vehicles in the form of a concrete driveway with a lawned section that offers colour to help promote the overall curb appeal.

To access the rear garden there is a single wooden gate which allows you to enter the footpath running alongside the house. As you enter the garden in itself you will see it is predominantly laid to lawn with the footpath reaching to the border at the bottom of the garden. the garden itself also houses various features which include a timber-built summerhouse and a playhouse for children.

Furthermore, the house is benefited by Gas Central Heating & uPVC windows throughout!

Please don't hesitate to contact us if you would like more information or if you have any questions regarding the property or Solar Panels.

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Entrance hall

WC

w: 1.1m x l: 1.7m (w: 3' 7" x l: 5' 7")

Living Room

w: 3.9m x l: 5.6m (w: 12' 10" x l: 18' 4")

Dining Room

w: 3.4m x l: 3.4m (w: 11' 2" x l: 11' 2")

Conservatory

w: 2.9m x l: 2.2m (w: 9' 6" x l: 7' 3")

Kitchen

w: 2.8m x l: 3.4m (w: 9' 2" x l: 11' 2")

Rear Lobby

Double Garage

w: 5.4m x l: 5.4m (w: 17' 9" x l: 17' 9")

Landing



Bedroom 1

w: 4.5m x l: 3.6m (w: 14' 9" x l: 11' 10")

Bedroom 2

w: 3.5m x l: 3.6m (w: 11' 6" x l: 11' 10")

Bedroom 3

w: 2.7m x l: 3.5m (w: 8' 10" x l: 11' 6")

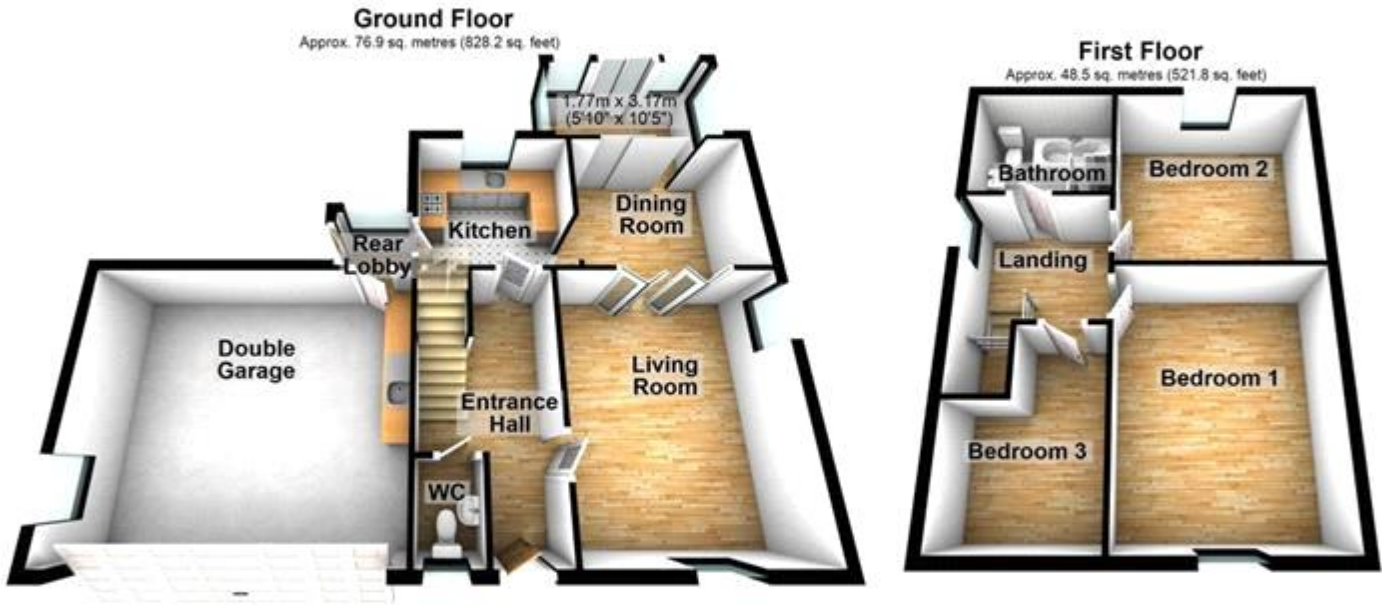
Maximum measurements

Bathroom

w: 2.6m x l: 2.3m (w: 8' 6" x l: 7' 7")

Four piece bathroom





Total area: approx. 125.4 sq. metres (1350.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.