



Thomas Middlecott Drive, Boston

Offers Over £290,000 Freehold

AN INCREDIBLE DELUXE 4 BEDROOM DETACHED HOUSE WITH A FEW HIDDEN GEMS! AS WELL AS AMPLE PRIVATE PARKING AND WRAPPED IN A WEALTH OF LOCAL AMENITIES!

Must Be Viewed! | AMPLE OFF ROAD PARKING | Semi - Detached Double Garage! | Close to Amenities & Schools | FOUR BEDROOMS! | Gorgeous low maintenance garden | Kitchen, Living Room & Dining Room | Gas Central Heating |

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Plotway

This superb deluxe detached family home will exceed all expectations! Conveniently located within a quiet Cul-De-Sac set within the heart of the peaceful village of Kirton and being situated only a mere 4.8 miles from Boston and 11.8 miles from Spalding.

Internal accommodation of the ground floor briefly comprises of entrance hall, W/C, living room, dining room, modern kitchen with electric hob & induction and an added bonus of having the mixer tap have a boiling water function. There is also the utility room with built in storage accessed via the kitchen.

To the first floor you will find FOUR independent bedrooms, with the master including an en-suite shower room, as well as a family bathroom!

Externally to the front you will find a more than adequate size front garden which is bordered by a small waist height brick wall for added privacy and security which also overlooks the picturesque green located within the heart of Thomas Middlecott Drive.

Leading adjacent to the property is the private driveway, suitable for multiple vehicles including a motorhome, which is greeted by Timber Gates which once opened lead you directly to the SUBSTANTIAL double garage with modern up & over doors with its own separate fuse board this could be the perfect "work-shoppers" dream!

But that's not all the rear garden itself is predominantly low maintenance which is split into sections and offering various decking areas including a raised one which the selling agent has been told is a real sun trap!

The final section of the garden houses a stunning feature which immediately draws your eye in the form of a pond surrounded by beautiful slate chippings which really help this feature stand out!

Local amenities include doctors surgery, Primary & Secondary Schools, convenience stores, hairdressers as well as many delicious food and drink establishments.

The property benefits from Gas Central Heating and UPVc Double Glazing.

Tenure: Freehold

Entrance hall

WC

w: 1m x l: 1.5m (w: 3' 3" x l: 4' 11")

Living Room

w: 3.5m x l: 5.8m (w: 11' 6" x l: 19')

Dining Room

w: 2.6m x l: 3.4m (w: 8' 6" x l: 11' 2")

Kitchen

w: 2.9m x l: 5m (w: 9' 6" x l: 16' 5")

Utility Room

w: 1.7m x l: 2.1m (w: 5' 7" x l: 6' 11")

Landing

Bedroom 1

w: 3.9m x l: 3.6m (w: 12' 10" x l: 11' 10")

With Shower en-suite

En Suite Shower Room



w: 2.3m x l: 1.8m (w: 7' 7" x l: 5' 11")

Bedroom 2

w: 3.4m x l: 2.7m (w: 11' 2" x l: 8' 10")

Bedroom 3

w: 3.3m x l: 2.7m (w: 10' 10" x l: 8' 10")

Bedroom 4

w: 2.4m x l: 3m (w: 7' 10" x l: 9' 10")

Bathroom

w: 2.3m x l: 1.8m (w: 7' 7" x l: 5' 11")

Double Garage

w: 7m x l: 5.5m (w: 23' x l: 18' 1")

Electric & power supply separate from main house.



Ground Floor

Approx. 61.9 sq. metres (666.2 sq. feet)

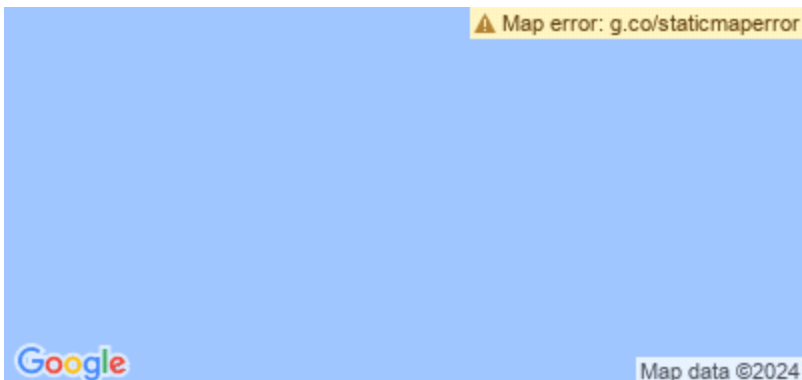


First Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



Total area: approx. 123.8 sq. metres (1332.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(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/fittings 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.