



King Street, Kirton, Boston

£164,950 Freehold

NO ONWARD CHAIN!

Welcome to our latest listing in Kirton, Lincolnshire! As your trusted estate agent, I'm excited to showcase this stunning 3-bedroom semi-detached property that's sure to capture your heart.

NO ONWARD CHAIN!!! | Must Be Viewed! | Ideal investment or FIRST TIME BUY! | Close to Amenities & Schools | Lounge - Diner | Bathroom & Downstairs W/C | Low Maintenance Rear Garden | Gas Central Heating |

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Plotway

NO ONWARD CHAIN!

Nestled in the picturesque village of Kirton, Lincolnshire, this property enjoys the best of both worlds - tranquil countryside living with convenient access to urban amenities.

Having been constructed in 2003, it boasts contemporary design elements while retaining a timeless appeal.

By entering the property you will be immediately greeted by the kitchen with modern fixtures and fittings, offering both style and practicality for everyday living, the downstairs cloakroom providing added comfort for residents and guests as well as one of the defining selling features of this property; The lounge - diner! Which is ideal for hosting gatherings with loved ones or enjoying quiet evenings in.

Upstairs you will find three generously-sized bedrooms provide ample space for rest and relaxation, making it perfect for families or those looking for extra space, as well as the family bathroom featuring contemporary fixtures and fittings, including shower over bath.

By venturing outside via the double patio doors accessed via the lounge - diner you will be greeted into your own private sanctuary! The enclosed garden offers a tranquil retreat, perfect for enjoying the outdoors in privacy, the garden even includes side access for convenience of access and bin removal.

Parking is a breeze with designated private parking for one vehicle, providing security and ease of access.

Close proximity to local amenities, schools, transport links as well as easy access to the A16 ensure a convenient lifestyle for residents of all ages.

The property also has an added benefit of having the exterior decorated 6 months ago.

Council Tax Band - A

Tenure: Freehold

Entrance hall

Built in storage

Cloakroom

w: 0.9m x l: 1.4m (w: 2' 11" x l: 4' 7")

Kitchen

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

Lounge/Diner

w: 3.7m x l: 4.7m (w: 12' 2" x l: 15' 5")

Built in storage

Landing

Built in storage

Bedroom 1

w: 2.6m x l: 4.1m (w: 8' 6" x l: 13' 5")

Maximum measurements

Bedroom 2

w: 2.6m x l: 2.7m (w: 8' 6" x l: 8' 10")

Bedroom 3

w: 1.9m x l: 1.9m (w: 6' 3" x l: 6' 3")

Built in storage

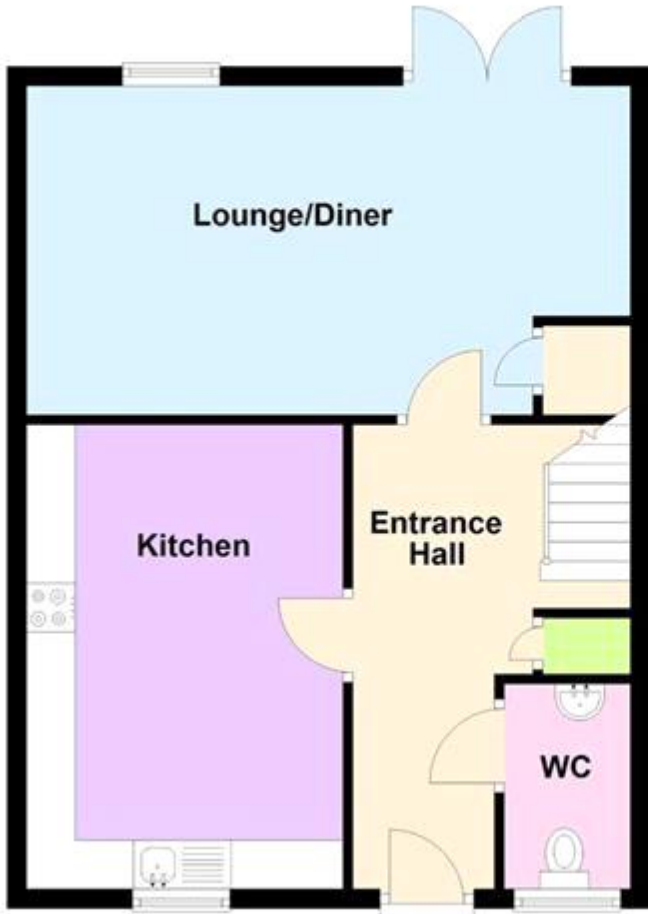


Bathroom

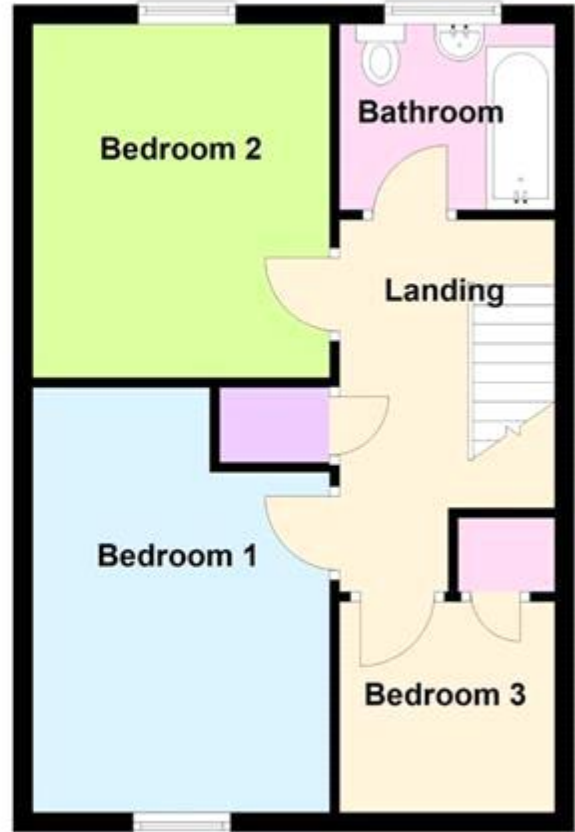
w: 1.9m x l: 1.6m (w: 6' 3" x l: 5' 3")



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	91
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.