



£170,000

86 Edinburgh Drive, Kirton, Boston, Lincolnshire, PE20 1JR

NEWTONFALLOWELL



Edinburgh Drive, Kirton
Boston, Lincolnshire, PE20 1JR
£170,000 Freehold

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

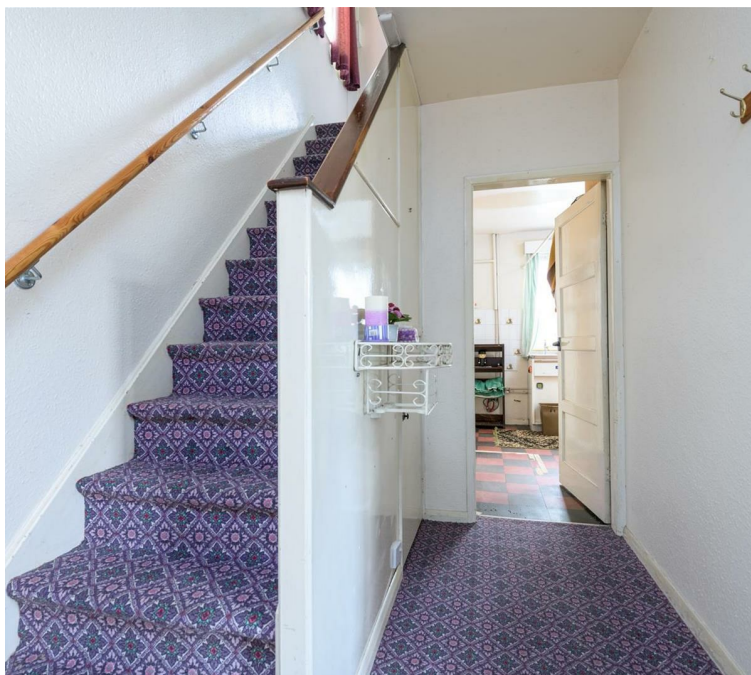
Having sealed unit double glazed uPVC window to front elevation, staircase rising to first floor and understairs storage cupboard.

LOUNGE

14'1" x 11'2" (4.29m x 3.40m)

Having sealed unit double glazed uPVC bay window to front elevation, electric storage heater and tiled fireplace. Double doors through to the:

A semi-detached house in a popular village location. The property is in need of updating and has accommodation comprising: entrance hall, lounge, dining kitchen, rear entrance porch, WC and stores to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking and a good sized enclosed rear garden. The property is double glazed and offered with the benefit of NO CHAIN.



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DINING KITCHEN

18'1" x 10'10" (5.51m x 3.30m)

Having two sealed unit double glazed uPVC windows to rear elevation, electric storage heater, understairs storage cupboard, walk-in pantry with window to rear and stainless steel sink unit with cupboard under.

REAR ENTRANCE PORCH

Having part glazed door to front elevation, further door to rear garden, open to a storage area, door to a WC with window to side elevation and door to a storage room with window to rear elevation.

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FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation.

BEDROOM ONE

13'5" x 11'9" (4.09m x 3.58m)

Having sealed unit double glazed uPVC window to front elevation, tiled fireplace and built-in cupboard.

BEDROOM TWO

14'5" x 8'6" (4.39m x 2.59m)

Having sealed unit double glazed uPVC window to rear elevation and built-in cupboard.

BEDROOM THREE

9'3" x 8'2" (2.82m x 2.49m)

Having two sealed unit double glazed uPVC windows to front elevation and built-in cupboard.

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, panelled bath, low level WC and hand basin.



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EXTERIOR

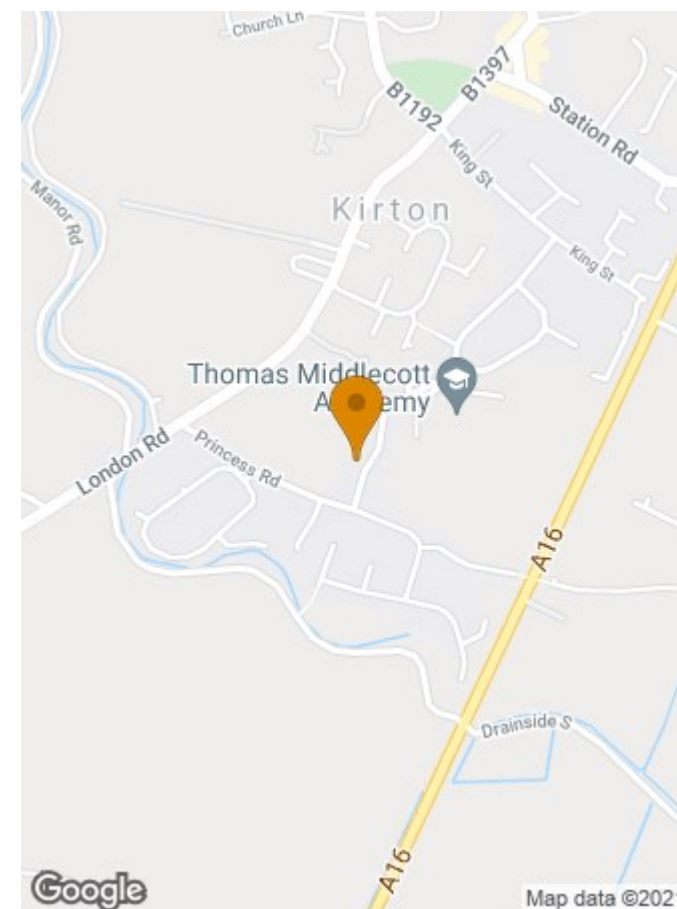
To the front of the property there is a lawned garden with borders. A driveway provides off-road parking and a pair of wooden gates lead to the:

REAR GARDEN

Being enclosed by timber fencing and majority laid to lawn.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

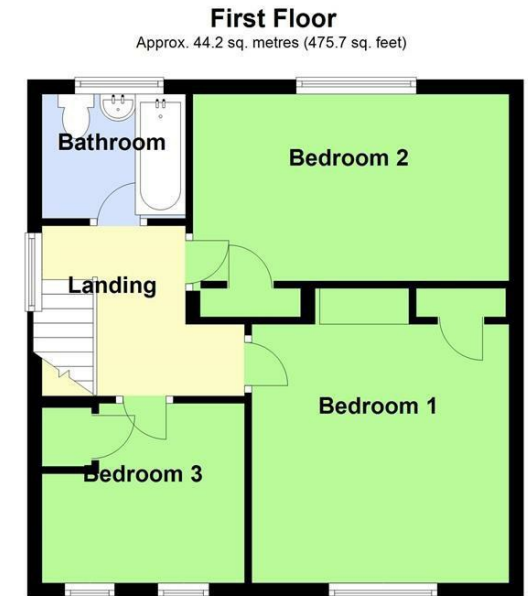
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



Total area: approx. 104.2 sq. metres (1121.9 sq. feet)


**NEWTON
FALLOWELL**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	