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48 Woodland Road, Kirton, Boston, PE20 1BJ

£275,000 Freehold

- Superb Detached House
- Driveway and Brick Garage
- Landscaped Rear Gardens
- Immaculate Throughout
- Convenient for Village Amenities

Immaculate 'better than new' detached house in popular village location. Entrance hall, cloakroom, lounge, dining kitchen, utility room, 3 bedrooms (master with en-suite) and bathroom. Driveway, garage, landscaped enclosed gardens. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Composite front entrance door with obscure glazed diamond feature panel opening into:

RECEPTION HALL

Smoke alarm, ceiling light, radiator, staircase off, door to:

CLOAKROOM

5' 6" x 3' 5" (1.68m x 1.04m)

Low level WC with push button flush, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor fan, ceiling light.

LOUNGE

18' 4" x 10' 9" (5.59m x 3.28m)

UPVC window to the front elevation with fitted blind, fitted carpet, 2 ceiling lights, 2 radiators, UPVC French doors to the rear elevation.



KITCHEN DINER

18' 4" x 10' 9" (5.59m x 3.28m)

UPVC window to the front elevation with bespoke fitted blind, further UPVC window to the rear elevation, extensive range of quality fitted units comprising numerous base cupboards and drawers beneath the wood grain effect roll edged worktops, under cupboard lighting, inset one and a quarter bowl resin sink unit with flexible pull out spray tap, breakfast bar, fitted Bosch electric oven, Bosch induction hob and multi speed cooker hood, integrated dishwasher and fridge freezer, recessed ceiling lights, radiator, door to:



UTILITY ROOM

6' 8" x 5' 10" (2.03m x 1.78m)

Half glazed UPVC external entrance door, roll edged worktop with single drainer stainless steel sink unit with mono block mixer tap, plumbing and space for washing machine, space for tumble dryer, eye level wall cupboards and shelving, under stairs pantry cupboard.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

12' 6" x 5' 7" (3.81m x 1.7m) maximum

Access to loft space, ceiling light, smoke alarm, UPVC window to the rear elevation, radiator, fitted linen cupboard housing the Ideal Logic gas fired combi boiler, doors arranged off to:



MASTER BEDROOM

12' 6" x 9' (3.81m x 2.74m) plus door recess.

Plus fitted recessed double wardrobe. UPVC window to the front elevation, fitted carpet, radiator, door to:

EN-SUITE SHOWER ROOM

5' 10" x 6' 9" (1.78m x 2.06m)

Shower cabinet with fitted shower and rainwater sprinkler, pedestal wash hand basin with mixer tap, low level WC with push button flush, half tiled walls, recessed ceiling light, useful over stairs store cupboard (included within the room measurement), shaver point, vertical radiator/towel rail, obscure glazed UPVC window.



BEDROOM 2

10' 10" x 11' (3.3m x 3.35m)

Fitted carpet, UPVC window to the front elevation, radiator, ceiling light.

BEDROOM 3

8' 9" x 9' (2.67m x 2.74m)

Fitted carpet, UPVC window to the rear elevation, radiator, ceiling light.



BATHROOM

7' 2" x 6' 11" (2.18m x 2.11m)

Three-piece suite comprising panelled bath with mixer tap, shower attachment and fitted Mira shower with rainwater sprinkler, fully tiled surround and glazed screen, pedestal wash hand basin with mixer tap, low level WC with push button flush, half tiled walls, recessed ceiling lights, vertical radiator/towel rail,



extractor fan, shaver point, obscure glazed UPVC window.

GENERAL NOTE

The Reception Hall, Kitchen Diner, Utility Room and Bathroom all have an attractive grey woodgrain effect laminate flooring, the remainder of the property has fitted carpets.

EXTERIOR

Small ornamental front garden, private tarmac driveway with back-to-back parking for 2 cars and access to:

DETACHED BRICK GARAGE

18' 2" x 10' 2" (5.54m x 3.1m) With up and over door, concrete floor, power and lighting, eaves storage space, UPVC side personnel door (accessed from the garden).

ESTABLISHED REAR GARDENS

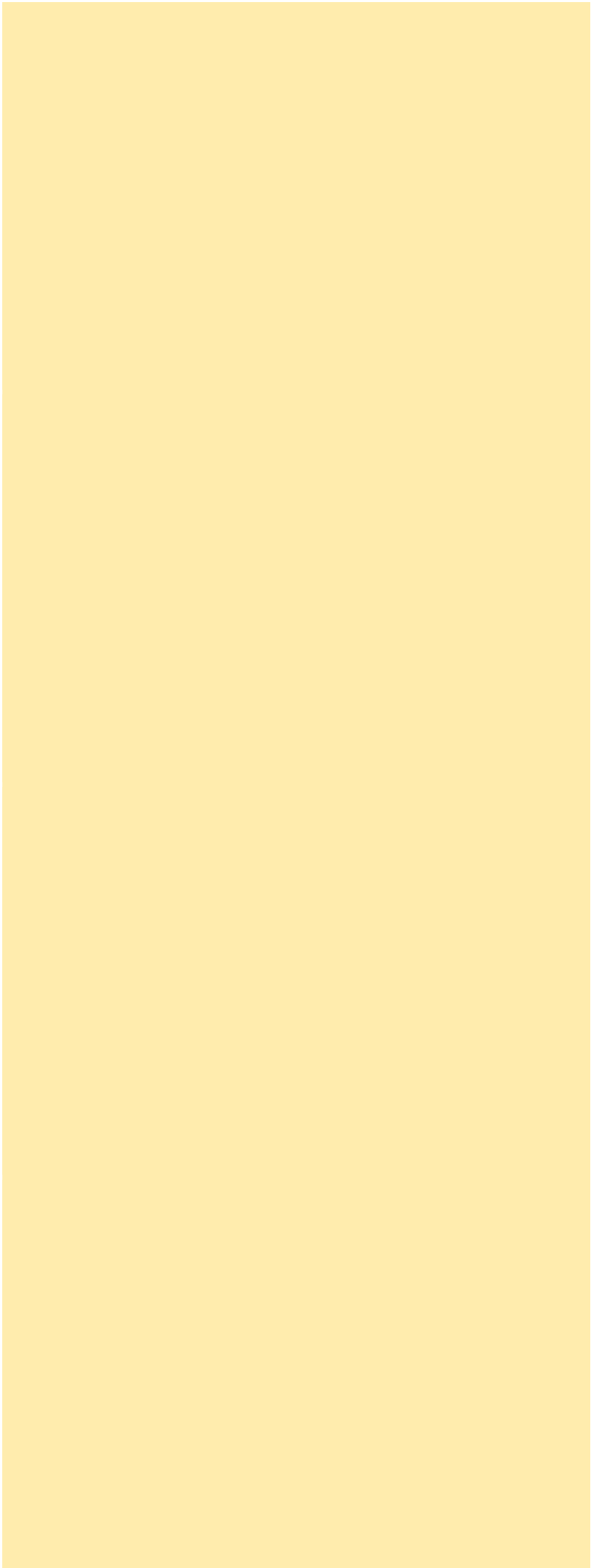
Privately enclosed with lockable gated access from the driveway, outside lights, external electric socket and tap. The garden includes a shaped lawn area, stocked borders and a delightful coloured paved patio with brick trimmed edges and matching pathway leading from the personnel door in the Garage to the main patio.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 11 miles passing the Duckworth Jaguar Land Rover Show Room and then turning left at the roundabout into Station Road down into the village of Kirton. At the 'T' junction turn left past the Black Bull Public House then after a further 300 yards turn right into Woodlands Road. Follow the numbering system and the property can be found on the right-hand side.

AMENITIES

Kirton is a thriving village with primary and secondary schools, Church, public house/restaurant, various takeaways, Co-Operative mini supermarket, doctors surgery with dispensary, vets practice etc. The historic town of Boston is 4 miles to the north with a regular bus service between Boston and Spalding.







THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE : Freehold

SERVICES: All Mains

COUNCIL TAX BAND: C

LOCAL AUTHORITIES

Boston Borough Council 01205 314200

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11608

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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