

NEWTON FALLOWELL

23 The Paddock, Kirton - PE20 1LA

£125,000

23 The Paddock

Kirton, Boston

Ideal for first-time buyers or investors, this well-positioned end-terrace house is situated within a popular residential area of the village of Kirton. The accommodation briefly comprises a kitchen, cloakroom and spacious lounge/diner to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, the property benefits from an enclosed rear garden and allocated parking. Further advantages include gas central heating, double glazing and the added benefit of **NO ONWARD CHAIN**.

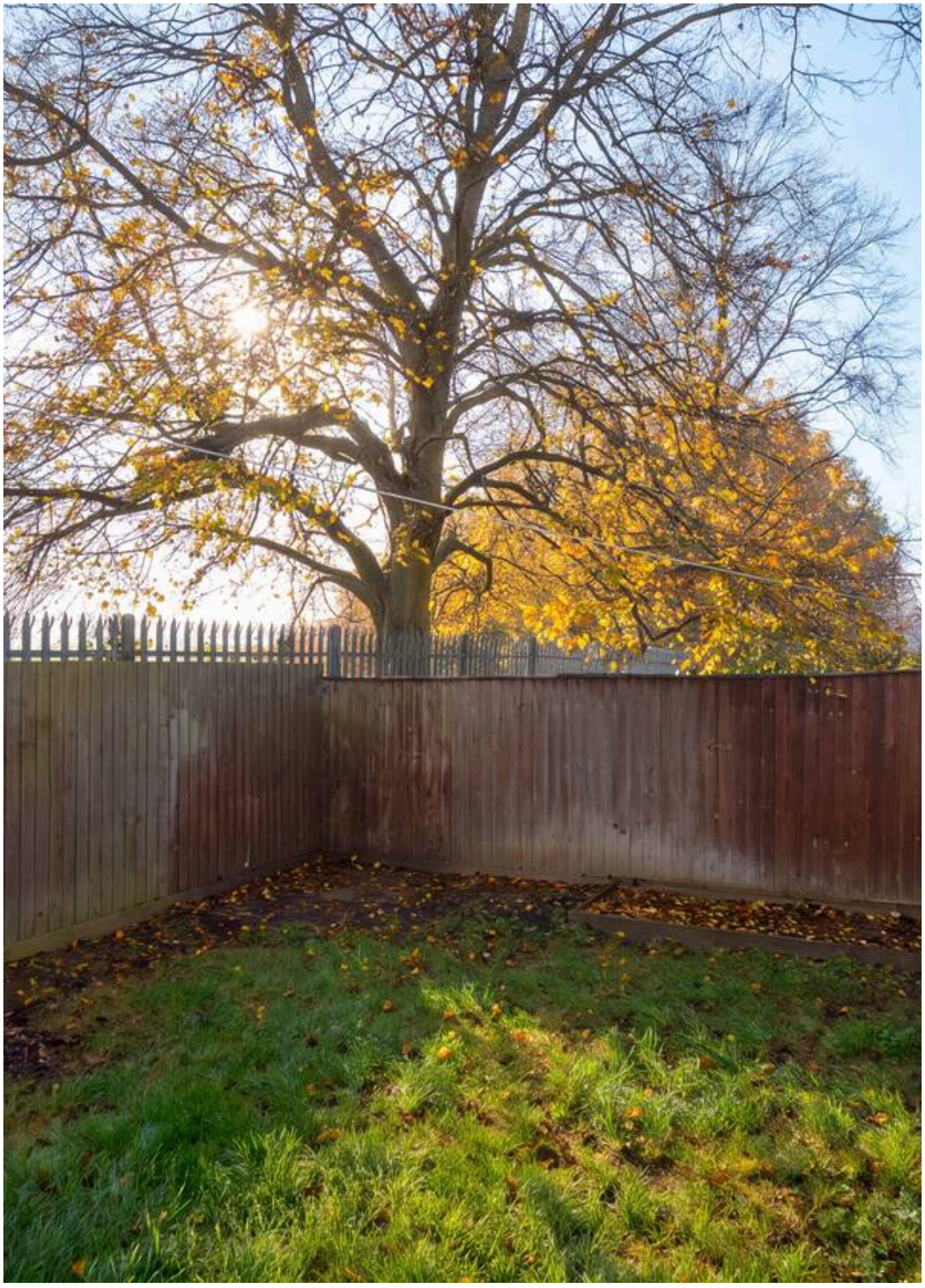
Council Tax band: A

Tenure: Freehold

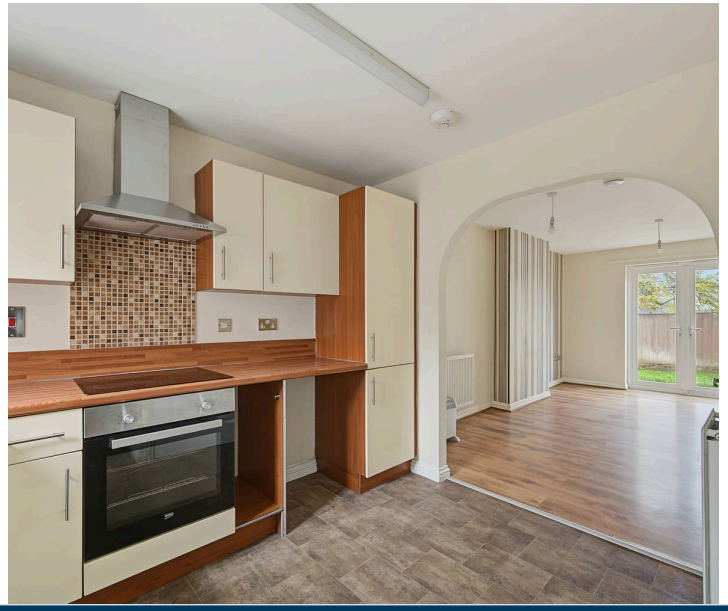
EPC Energy Efficiency Rating: C

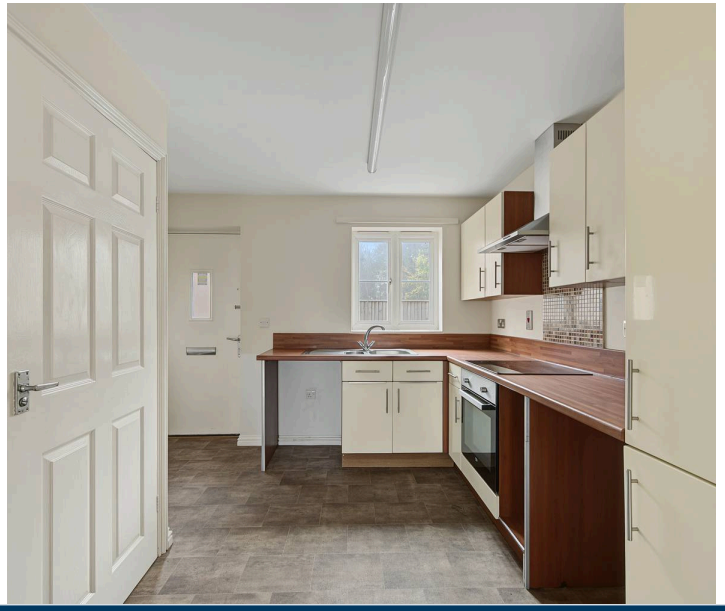
EPC Environmental Impact Rating: C

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ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

KITCHEN

10' 10" x 9' 10" (3.30m x 3.00m)

Having window to front elevation, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & appliance space under. Work surface return with inset electric hob, integrated electric oven, cupboard, drawer & appliance space under, cupboards & stainless steel extractor over, tall unit to side. Archway to the lounge and door to the:

CLOAKROOM

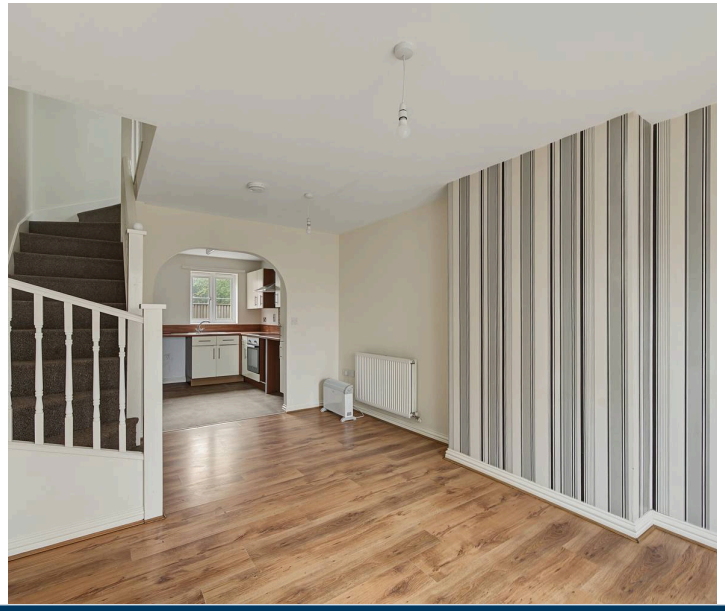
Having radiator, extractor, tile effect flooring, close coupled WC and hand basin.

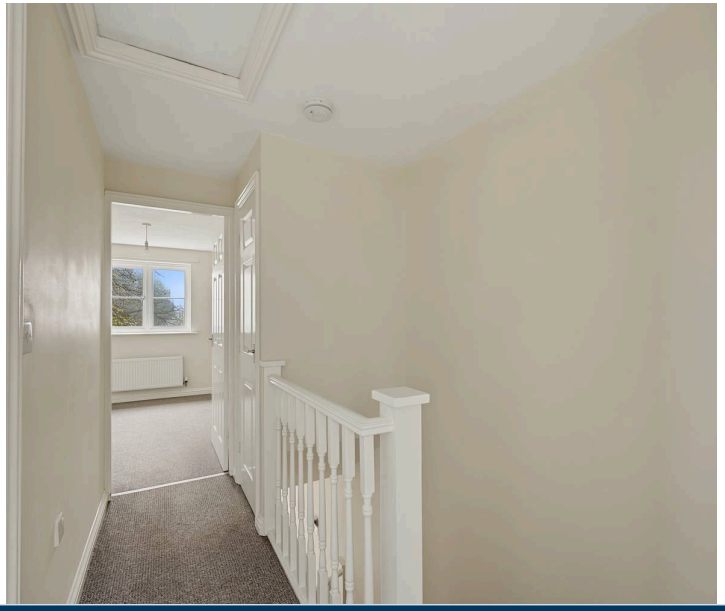
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LOUNGE/DINER
16' 2" x 10' 11" (4.93m x 3.33m)
Having french doors to rear elevation & garden, radiator, wood effect flooring and staircase rising to first floor.

FIRST FLOOR LANDING
Having access to roof space.







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BEDROOM ONE
10' 11" x 9' 11" (3.33m x 3.02m)
Having window to rear elevation and radiator.

BEDROOM TWO
10' 10" x 6' 9" (3.30m x 2.06m)
Having two windows to front elevation and radiator.

BATHROOM
Having window to side elevation, radiator, extractor, tiled splashbacks, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.

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EXTERIOR
To the front of the property there is a small enclosed garden with a footpath leading to the front entrance door.

REAR GARDEN
Being enclosed and laid to lawn.

SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

LIFETIME LEGAL
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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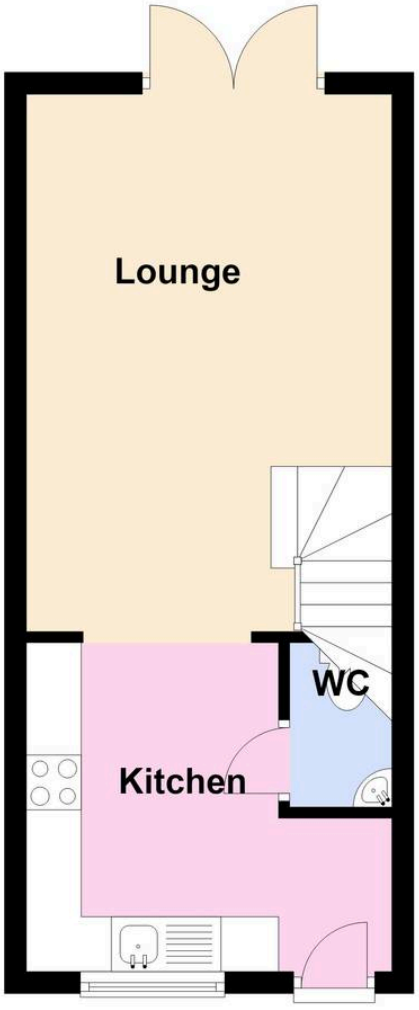






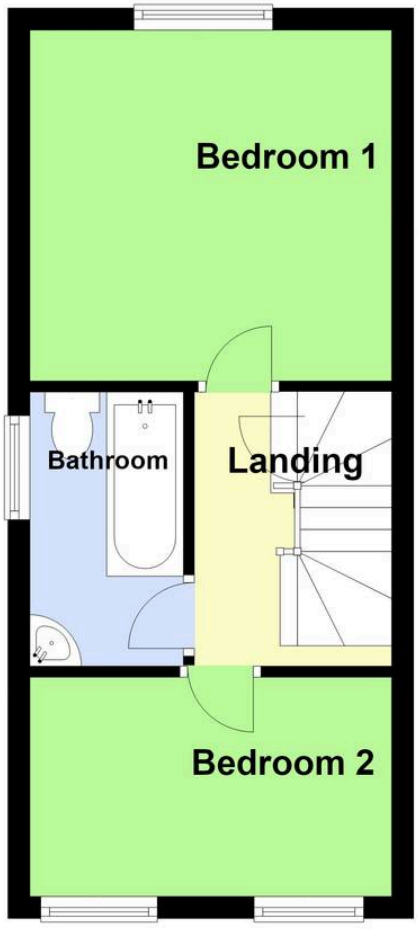
Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 52.7 sq. metres (567.2 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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