

BRUCE MATHER
INDEPENDENT ESTATE AGENT

48 Woodland Road
Kirton, Boston, PE20 1BJ

Offers In The Region Of £269,500



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Beautifully presented and exceptionally well-maintained, this attractive three-bedroom detached home is situated in the ever-popular village of Kirton and is offered for sale with NO ONWARD CHAIN. Having benefited from a range of quality upgrades, this is a home that is ready to move straight into.

The welcoming lounge is a lovely space to relax and unwind, with French doors opening directly onto the landscaped rear garden. The garden provides a pleasant private setting and makes the lounge ideal for both everyday living and entertaining.

The modern and generously sized kitchen/dining room provides an excellent heart to the home, complemented by a separate utility room and convenient ground-floor cloakroom. The layout offers plenty of practical space for busy modern living.

Upstairs, there are three well-proportioned bedrooms and two bathrooms. The principal bedroom benefits from its own en-suite shower room, while the additional bedrooms are served by a family bathroom.

Outside, the property benefits from a driveway and garage, providing excellent off-road parking. The enclosed rear garden has been attractively landscaped and can be accessed from the lounge, utility room and directly from the garage, adding to the property's practicality.

Located in the heart of Kirton, the property is ideally placed for a range of local amenities including shops, pubs and schools, while transport links provide convenient access to the surrounding area. It offers the perfect opportunity to enjoy village life while remaining well connected.

With its excellent presentation, spacious accommodation, landscaped garden, garage and NO ONWARD CHAIN, this property is an exciting opportunity for anyone looking for a comfortable and well-maintained home in a popular Lincolnshire village. The property also benefits from the remainder of its 10-year NHBC Buildmark warranty. Early viewing is highly recommended — contact Bruce Mather Estate Agents on 01205 365032 to arrange your appointment



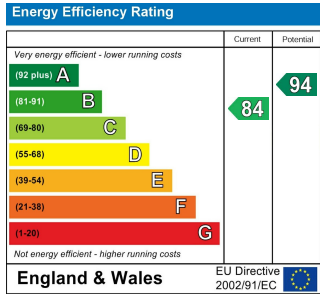
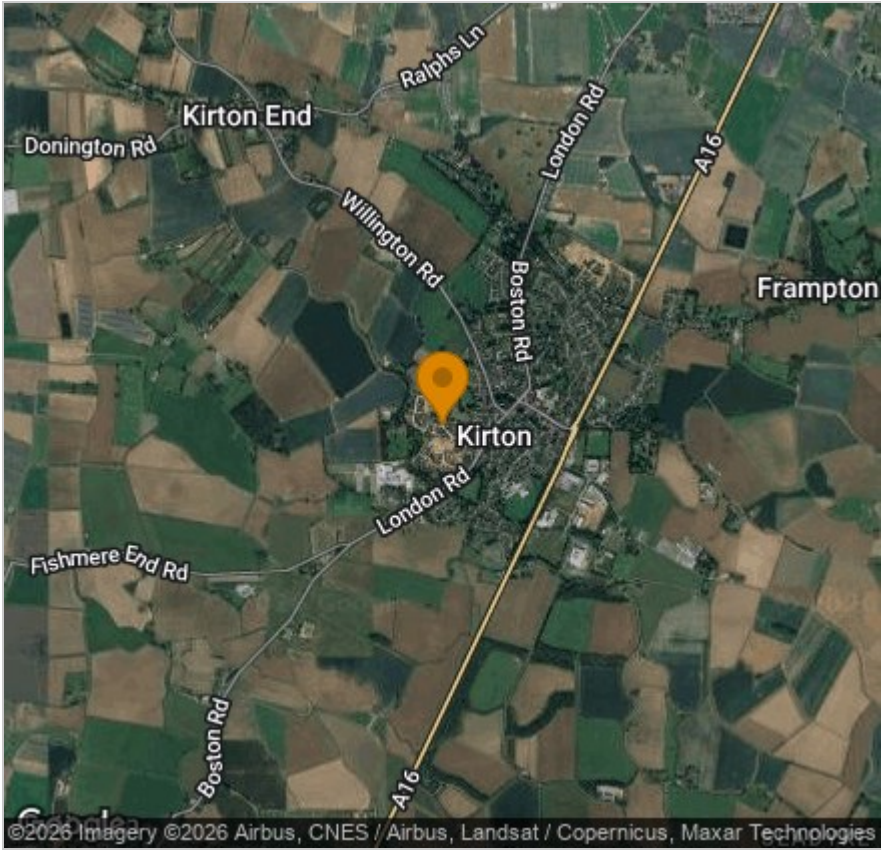


Floor Plan



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Plan produced using PlanUp.

Area Map



BRITISH PROPERTY AWARDS
2023
GOLD WINNER
ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS
2024
GOLD WINNER
ESTATE AGENT IN BOSTON

Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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