

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Manor Lodge Manor Road
Kirton, Boston, PE20 1PH

Price Guide £389,800



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A handsome, large house with a pool and annexe off a desired road in Kirton. The house is believed to be dated from the 30's, requires redecorating and is a fantastic opportunity to acquire a large 5 bedroom house, with a pretty, peaceful garden and a pool (not currently used). The house has great dimensions and good sized rooms with high ceilings. The garden side of the house has a lot of large windows facing out, making it bright. Connecting the garden with the house a fabulous pergola draped in vines. The house has an annex or granny flat with a good sized kitchen/living room, bedroom and bathroom, so is fully contained. A double garage with plenty of off road parking out front. Kirton has plenty of little shops as well as pubs, a school and is approximately 5 miles south of Boston for services and amenities..





Ground Floor
Approx. 179.2 sq. metres (1929.0 sq. feet)

- Lounge: 3.20m x 5.50m (11'0" x 19')
- Dining Room: 3.95m x 3.54m (13' x 12'7")
- Entrance Hall: 2.30m x 0.8m (7'6" x 10'4")
- Garden Room: 3.22m x 5.00m (10'7" x 16'5")
- Bedroom: 4.29m x 3.36m (14'1" x 11')
- Kitchen: 2.60m x 0.93m (8'7" x 9'0")
- Utility: 1.10m x 3.20m (3'6" x 10'6")
- Garage: 5.35m x 5.30m (17'7" x 17'6")
- Kitchen/Breakfast Room: 3.30m x 4.50m (10'11" x 14'10")
- WC: 0.8m x 1.0m (2'6" x 3'3")
- Hallway: 0.8m x 3.2m (2'6" x 10'6")
- Pantry: 0.8m x 1.5m (2'6" x 4'9")
- En-suite: 0.8m x 1.5m (2'6" x 4'9")

Outbuilding
Approx. 79.7 sq. metres (847.3 sq. feet)

- Swimming Pool: 10.88m x 5.39m (35'8" x 17'8")
- Shed: 3.92m x 5.11m (12'11" x 16'9")

First Floor
Approx. 87.8 sq. metres (945.9 sq. feet)

- Bedroom: 3.97m x 5.50m (13' x 18'1")
- Bedroom: 6.04m x 4.14m (19'10" x 13'7")
- Bedroom: 2.58m x 2.47m (8'5" x 8'1")
- Bedroom: 2.88m x 2.77m (9'5" x 9'1")
- Bathroom: 2.4m x 1.9m (7'9" x 6'3")
- Landing: 2.00m x 1.6m (6'7" x 5'3")
- En-suite: 2.00m x 2.20m (6'7" x 7'3")
- Closet: 0.8m x 1.0m (2'6" x 3'3")
- Closet: 0.8m x 1.0m (2'6" x 3'3")

Total area: approx. 345.8 sq. metres (3722.3 sq. feet)

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Plan produced using PlanIt3D.

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