

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**The Grange 1 King Street**  
Kirton, Boston, PE20 1HX  
**Asking Price £350,000**



## The Grange 1 King Street

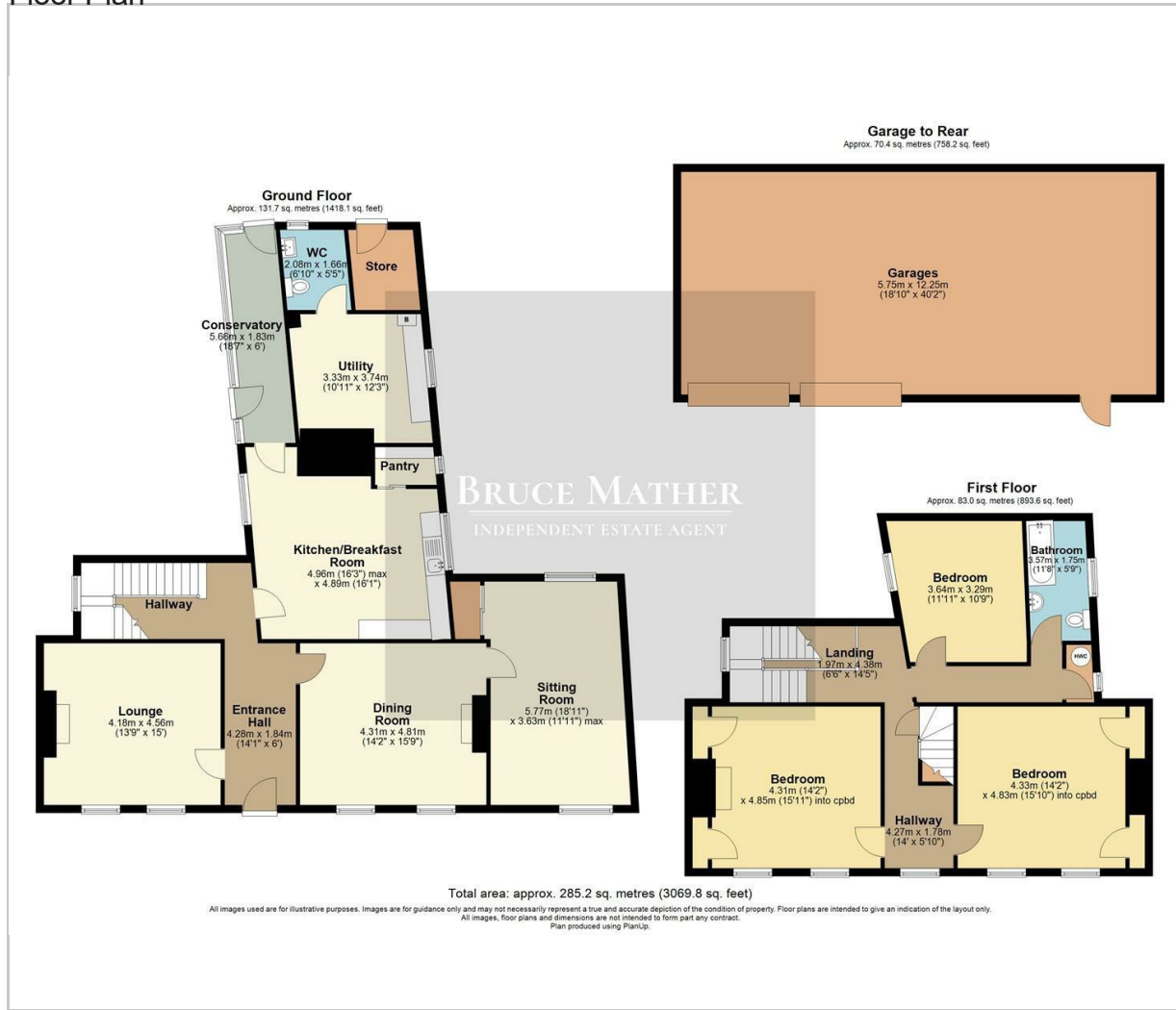
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A handsome imposing town house now in need of repair, to create a wonderful home on a good sized plot located in the popular village of Kirton, Lincolnshire NO CHAIN. A period gem in need a repair both internally as well as externally however with the loft space and totally overall square footage it presents a very exciting opportunity for a buyer who wants to start from scratch and make the property completely their taste and style. On the first floor there are three bedrooms and a bathroom while on the ground floor there are two reception rooms with fireplaces, a dining room, eat in kitchen, pantry, utility and a downstairs cloakroom. Outside there is parking, a large garage and a garden which is mainly grass. To view this opportunistic Grade II listed townhouse sold with no chain, please call Bruce Mather Estate Agent on 01205 365032 to arrange a viewing.





## Floor Plan



## Area Map



## 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.

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	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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