

BRUCE MATHER
INDEPENDENT ESTATE AGENT

48 Woodland Road
Kirton, Boston, PE20 1BJ

Offers In The Region Of £269,500



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Kirton, Boston, PE20 1BJ

This is an immaculate, really likeable 3 bedroom detached house in ever popular Kirton village with parking, a garden and sold with NO CHAIN. Upstairs are 3 bedrooms and 2 bathrooms the master being en-suite, off the landing, downstairs is the lounge which opens out to the garden via patio doors, a cloakroom, utility room and a modern spacious kitchen/diner. There is a garage with parking to the side, to the rear is an attractive contained garden accessed via the lounge, utility room or the garage. Embrace village life, Kirton has a host of shops, pubs and schools. Please call Bruce Mather Estate Agent on 01205365032 or email sales@brucemather.co.uk to arrange a viewing on this sure to be popular family home.



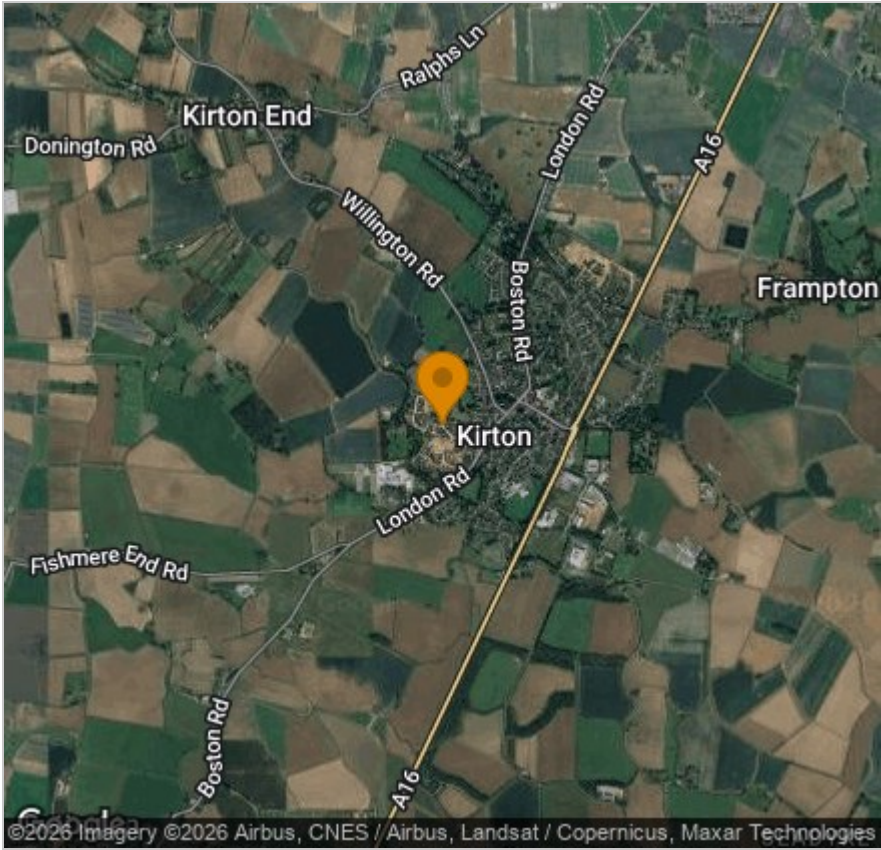


Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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