



Elmhurst , 84 Boston Road  
Kirton, Boston, Lincolnshire, PE20 1ER

£725,000

## 4 Bedroom Detached House

- Freehold
- Exceptional Detached Executive Property
- Double Garage With Large Workshop and Room Above
- 1 Acre Plot (sts) with Further Outbuildings
- Four Bedrooms, En-Suite and Dressing Room to Main Bedroom.
- Extended Kitchen Diner with Stunning Fitted Units and Centre Island
- Lounge, Dining Room, Snug and Study
- Edge Of Village Location
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for Elmhurst , 84 Boston Road, Kirton, Boston, Lincolnshire, PE20 1ER](#)



## Overview

Pygott and Crone are delighted to market this exceptional detached family home located on the edge of Kirton Village. Occupying a generous plot of 1 Acre (sts), offering multiple fantastic outbuildings to include a recently constructed double garage with workshop and room above, recently renovated and extended kitchen and a full renovation throughout, a viewing is highly advised to appreciate.



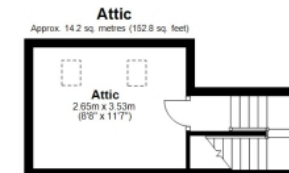
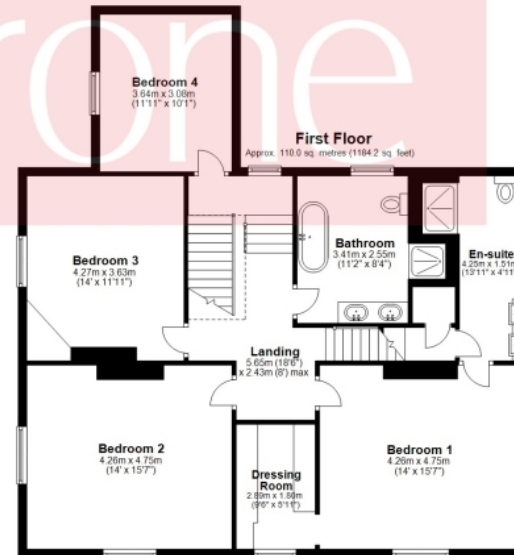
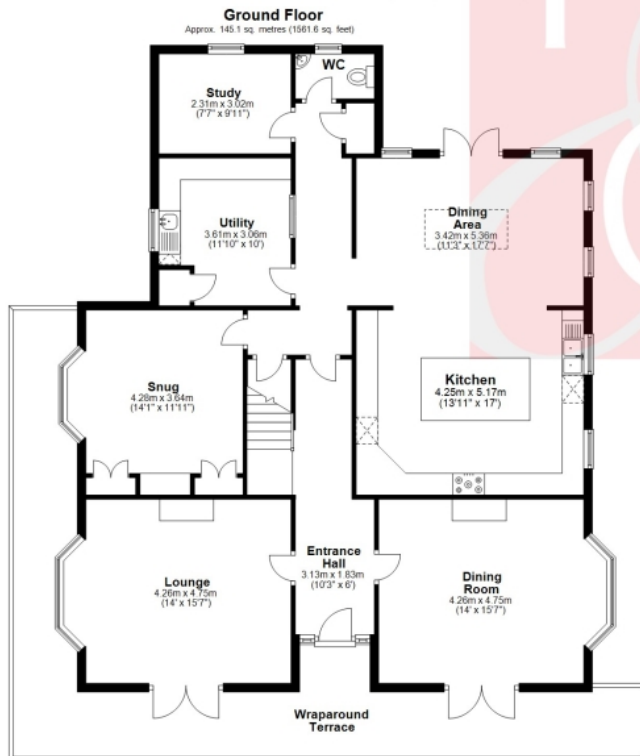
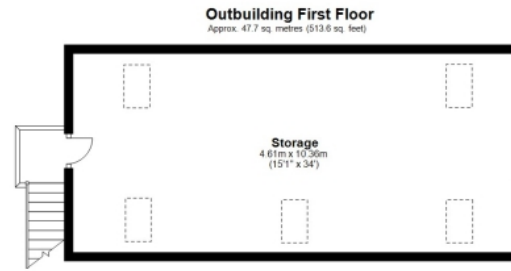
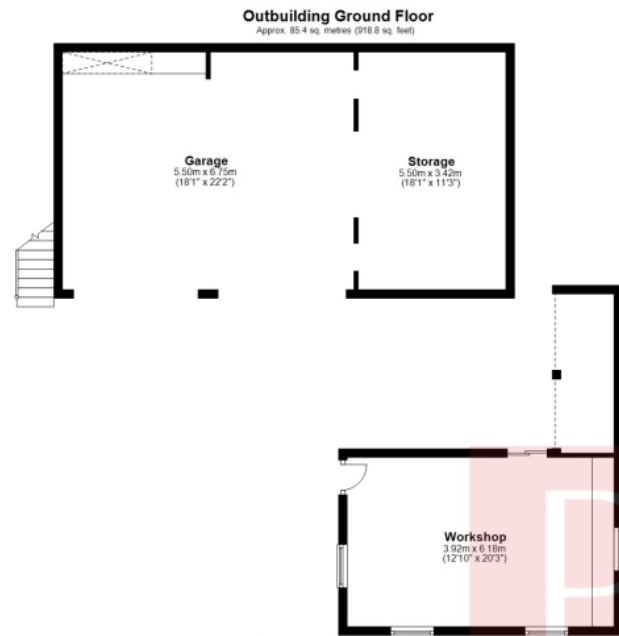
The property itself is set back from the road and boasts a large sweeping gated driveway leading through the gardens to the detached double garage and workshop. There are also stunning established gardens surrounding with a range of trees and shrubs, a wrap around terrace, large lawns and ample off road parking for multiple vehicles. The property offers a range of outbuildings to include a fantastic Double Garage with Large Storage Room to the ground floor which the current owners intended to use a Home Gym. There is also an external staircase leading up to the first floor which offers further Storage Space and has planning permission in place for a Bedroom, Bathroom and Kitchenette. This building is newly constructed and was finished in 2024. There is a further brick-built workshop with power and lighting and a woodstore.

Internally the property has been sympathetically updated, maintained and renovated within recent years by the current owners to create the most beautiful family home. The accommodation briefly comprises Entrance Hall, well appointed Lounge, Dining Room and Snug all with bay windows. The Snug benefits from a wood-burning stove and the Lounge has a working fire. To complete the ground floor there is a Study, Cloakroom and the stunning Fitted Kitchen with integrated appliances, oak herringbone flooring, full length windows, patio doors opening onto the garden and an adjacent Utility Room. To the first floor there are Four Double Bedrooms and The Family Bathroom with Free Standing bath and 'his and hers' twin sinks. Bedroom One has the added benefit of an En-Suite Shower Room and Dressing Room and there is also access via a staircase from the landing to the Second Floor which has planning permission in place for an additional Bedroom and En-Suite.

This property is a terrific example of a period family home presented to the highest of standards. A viewing is via the selling agent and is highly recommended.







Total area: approx. 427.9 sq. metres (4605.9 sq. feet)



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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