



12 Boston Road
Kirton, Boston, Lincolnshire, PE20 1DS

£149,950

4 Bedroom Terraced House

- Freehold
- 3/4 Bed Terrace Property
- Well Presented Throughout
- Spacious Rooms
- Large Rear Garden
- Kirton Village Location
- Gas Central Heating
- Flexible Layout, Ideal Family Home
- EPC Rating - B, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 12 Boston Road, Kirton, Boston, Lincolnshire, PE20 1DS](#)



Overview

Pygott and Crone are delighted to market this spacious terrace property which is ideally located within the well served village of Kirton. Beautifully maintained and extended to the rear by the current sellers owners over the years, this property offers spacious rooms and a flexible layout and a viewing is highly advised.

The accommodation of this charming property briefly comprises, Lounge, Snug, Dining Room, Fitted Kitchen, Utility Room and Bathroom to the ground floor. To the first floor there are Three Bedrooms and a large landing which the current sellers use as an office/Bedroom 4. There is also a generous loft which has been fully boarded and has power and lighting.

Externally the property boasts a fantastic sized rear garden which is well established with a range of plants shrubs and trees, generous lawns, a vegetable patch and an area of patio.

On street parking is also available to the front.

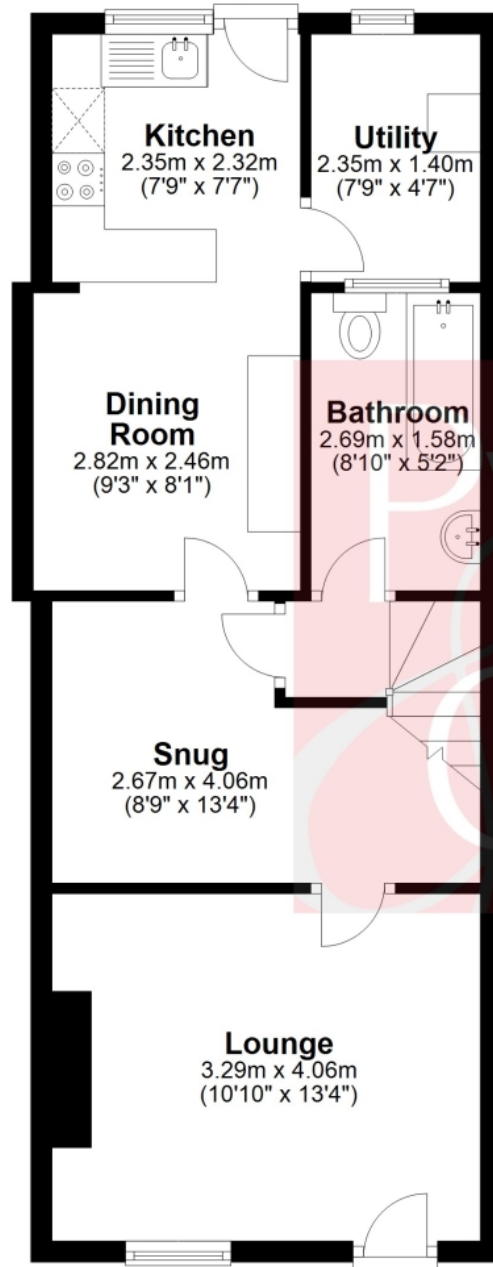
Agents Note:- This property has right of access to the rear garden over the neighbouring properties.





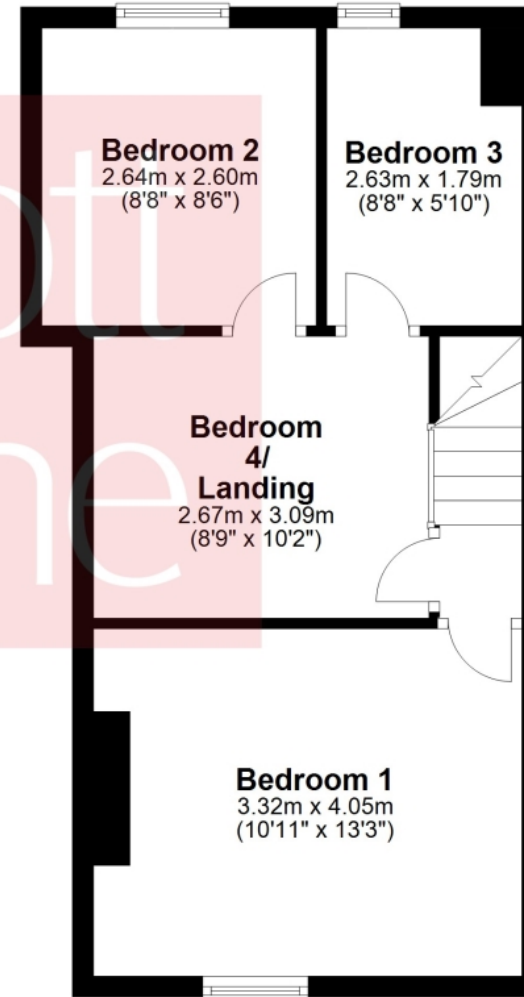
Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)



Location



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is on the market with our Boston branch

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