



12 Peartree Road
Kirton, Boston, Lincolnshire, PE20 1XJ

£325,000

4 Bedroom Detached House

- Freehold
- Four Bedroom Detached Family Home
- Driveway For Multiple Cars and Double Garage
- Village Location
- Well Presented Throughout
- Gas Central Heating
- Spacious Rooms
- Viewing Advised
- En-Suite, Family Bathroom and Cloakroom
- EPC Rating - C, Council Tax Band - D

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



Overview

A well-presented four-bedroom detached home situated within the popular village of Kirton, offering spacious and well-arranged accommodation across two floors. The property benefits from gas central heating and has been maintained to a good standard throughout, providing a practical layout suited to family living.

The accommodation includes a welcoming entrance hall leading to a comfortable lounge and a separate dining room, providing good space for both everyday living and entertaining. The kitchen/breakfast room offers a functional space for cooking and dining, complemented by a separate utility room which provides additional storage and laundry facilities. A ground floor WC and pantry add further convenience to the ground floor layout.



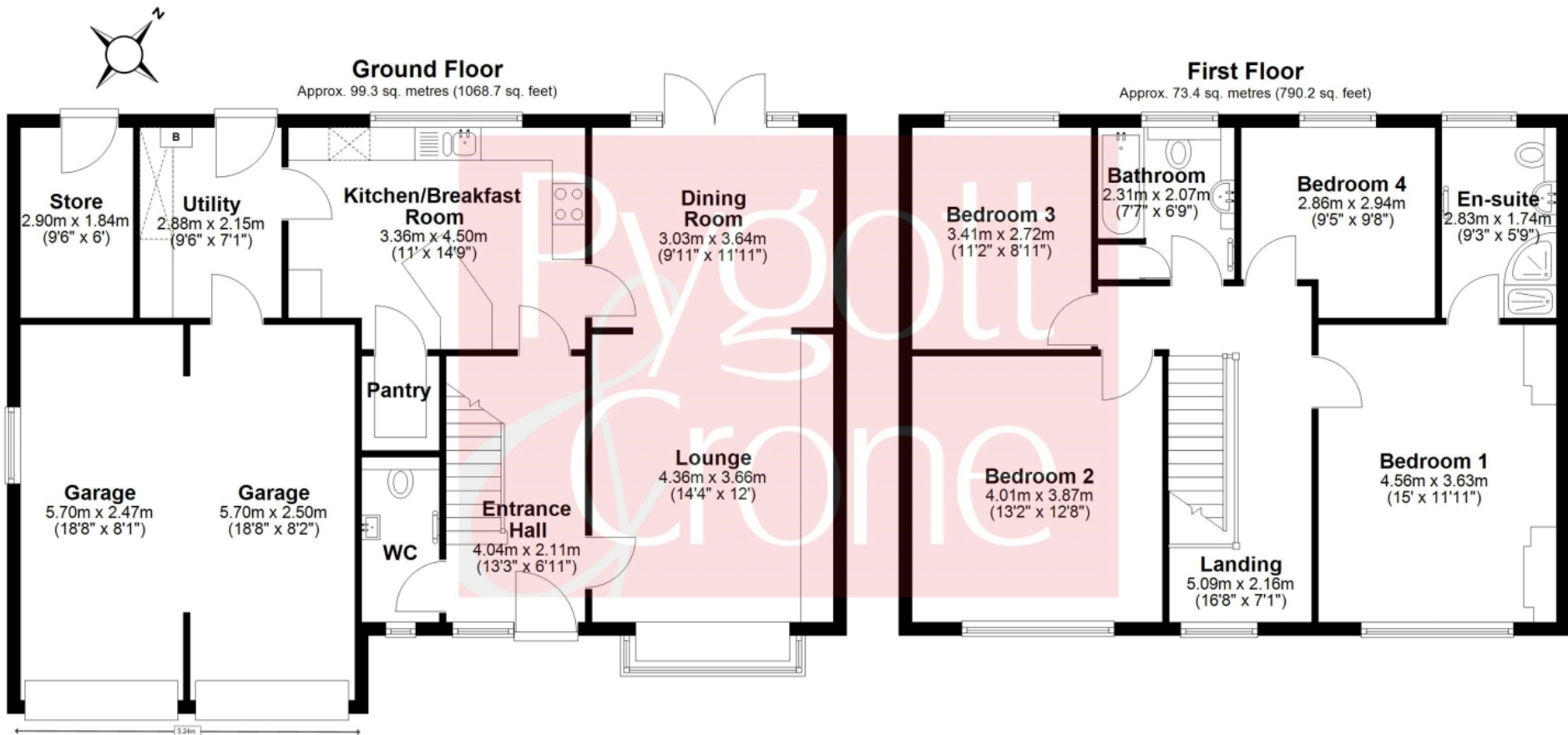
To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The rooms are well balanced and offer flexible space suitable for a range of needs.

Externally, the property offers ample off-road parking to the front, along with a double garage providing additional parking or storage. To the rear, there is a generous garden offering a good amount of outdoor space. A useful store is also present at the property and is accessed externally.

The property is located within Kirton village, a well-regarded area offering a range of local amenities, schooling and convenient access to surrounding towns, making it a practical choice for families and those seeking village living.







Total area: approx. 172.7 sq. metres (1859.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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



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