Pygott & Crone

93 Nightingale Road

Kirton, Boston, Lincolnshire, PE20 1FA

£225,000

3 Bedroom Detached House

- Freehold
- Generous south-facing rear garden
- Quiet no-through road position
- Three Bedroom Detached Family Home
- Open-plan kitchen/dining room with doors opening onto the garden
- Driveway, Detached Garage and EV Car Charger
- Separate utility room and ground-floor WC
- Principal bedroom with en-suite
- Well Presented Throughout
- Popular Kirton village location
- EPC Rating - B, Council Tax Band - C

Click here to access the Energy Performance Certificate for 93 Nightingale Road, Kirton, Boston, Lincolnshire, PE20 1FA

Overview

Situated within the popular village of Kirton is this modern three bedroom detached home occupying a generous plot with established boundaries to the rear, creating a lovely private setting. Well presented throughout and offering spacious accommodation, the property would make an ideal family home.

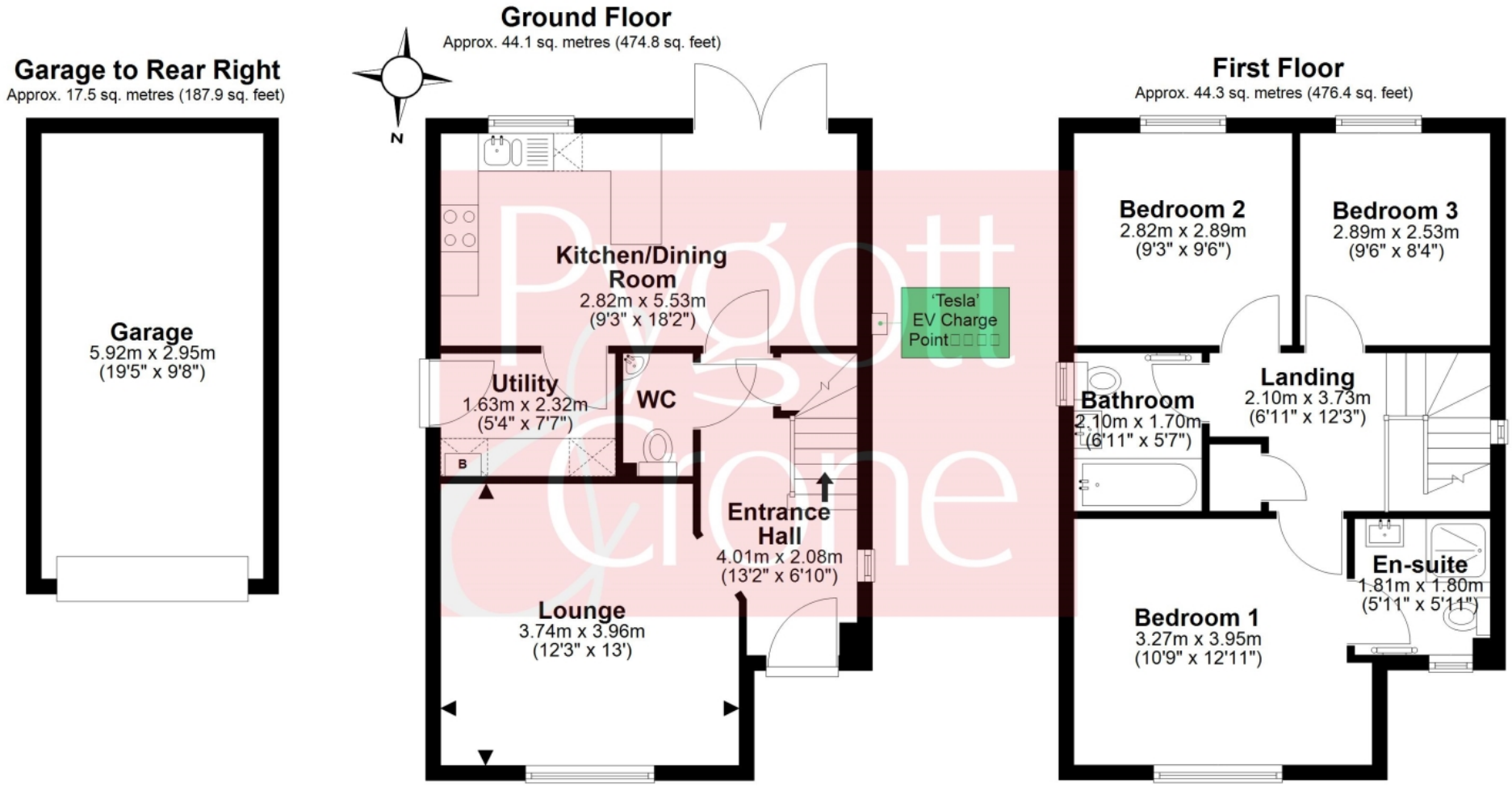
The accommodation briefly comprises an entrance hall, lounge, ground floor WC, utility room and a stylish open plan kitchen/dining room with double doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. To the first floor are three bedrooms, with Bedroom One benefiting from an en-suite, alongside a modern family bathroom.

Externally, the property benefits from a driveway providing ample off road parking, detached garage and enclosed rear garden. The property further benefits from having gas central heating.

Located within the sought after village of Kirton, the property is conveniently positioned close to local amenities, schooling and transport links whilst still offering a quieter residential setting.

Agent's Note:- There is an annual service charge of approximately £190 payable for the upkeep of the communal areas and maintenance of the estate.

BREAD



Total area: approx. 105.8 sq. metres (1139.1 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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is on the market with our Boston branch

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