



93 Nightingale Road
Kirton, Boston, Lincolnshire, PE20 1FA

£225,000

3 Bedroom Detached House

- Freehold
- 3 Bedroom Detached Family Home
- Driveway, Garage and EV Car Charger
- Bathroom, En-Suite and Cloakroom
- Kirton Village Location
- Well Presented Throughout
- Fantastic Position Within The Estate
- Viewing Advised
- 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.

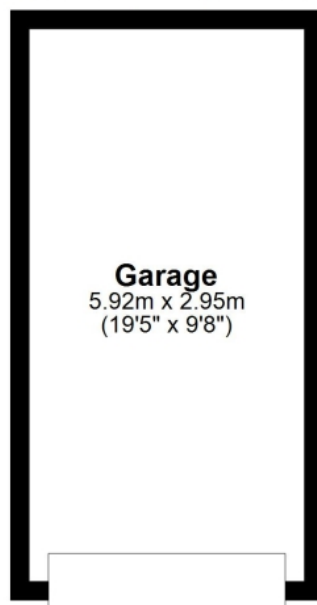
Agent's Note:- There is an annual service charge of approximately £190 payable for the upkeep of the communal areas and maintenance of the estate.





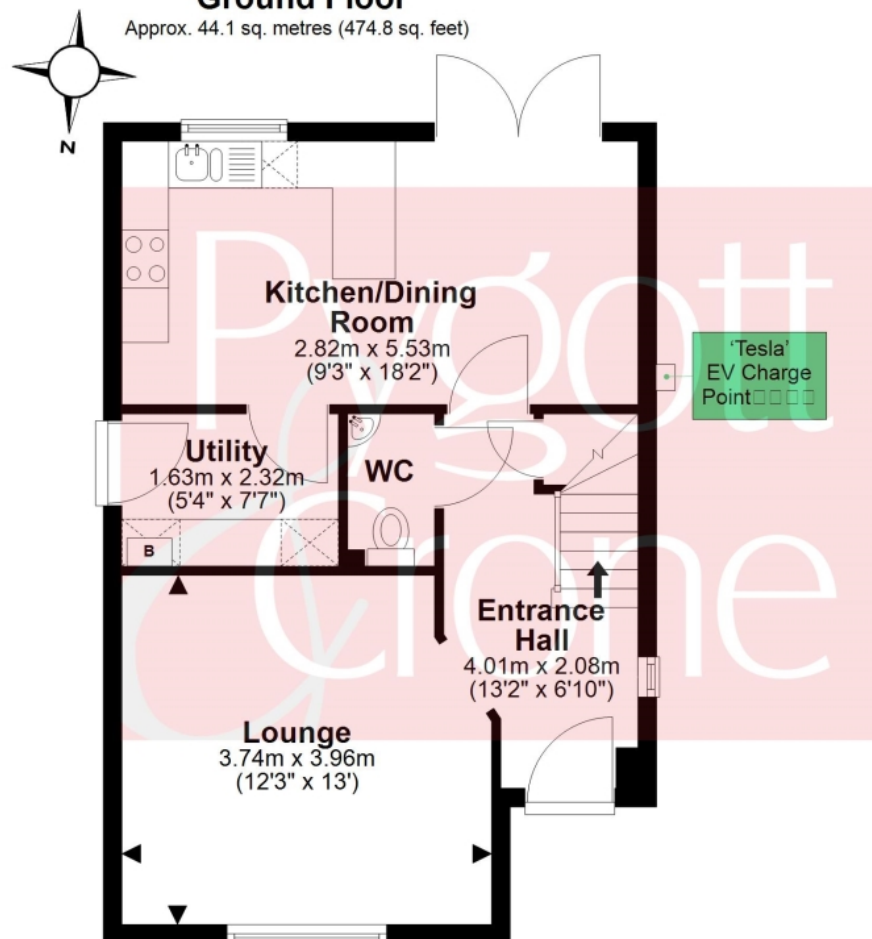
Garage to Rear Right

Approx. 17.5 sq. metres (187.9 sq. feet)



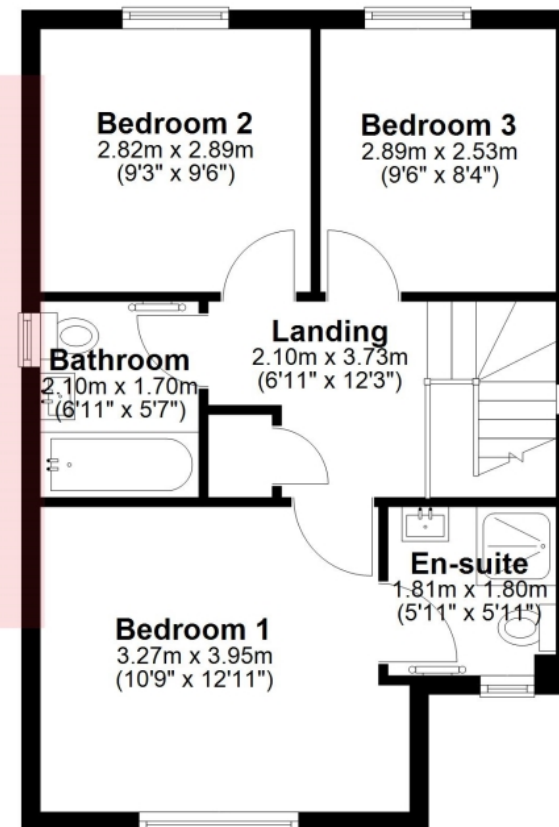
Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



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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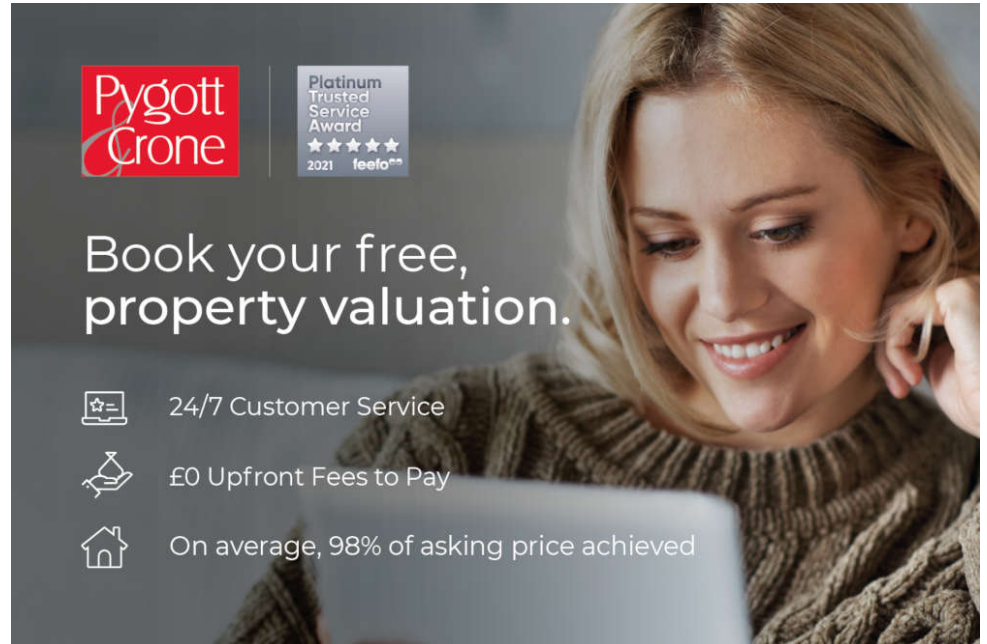
0330 912 0007

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





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is on the market with our Boston branch

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