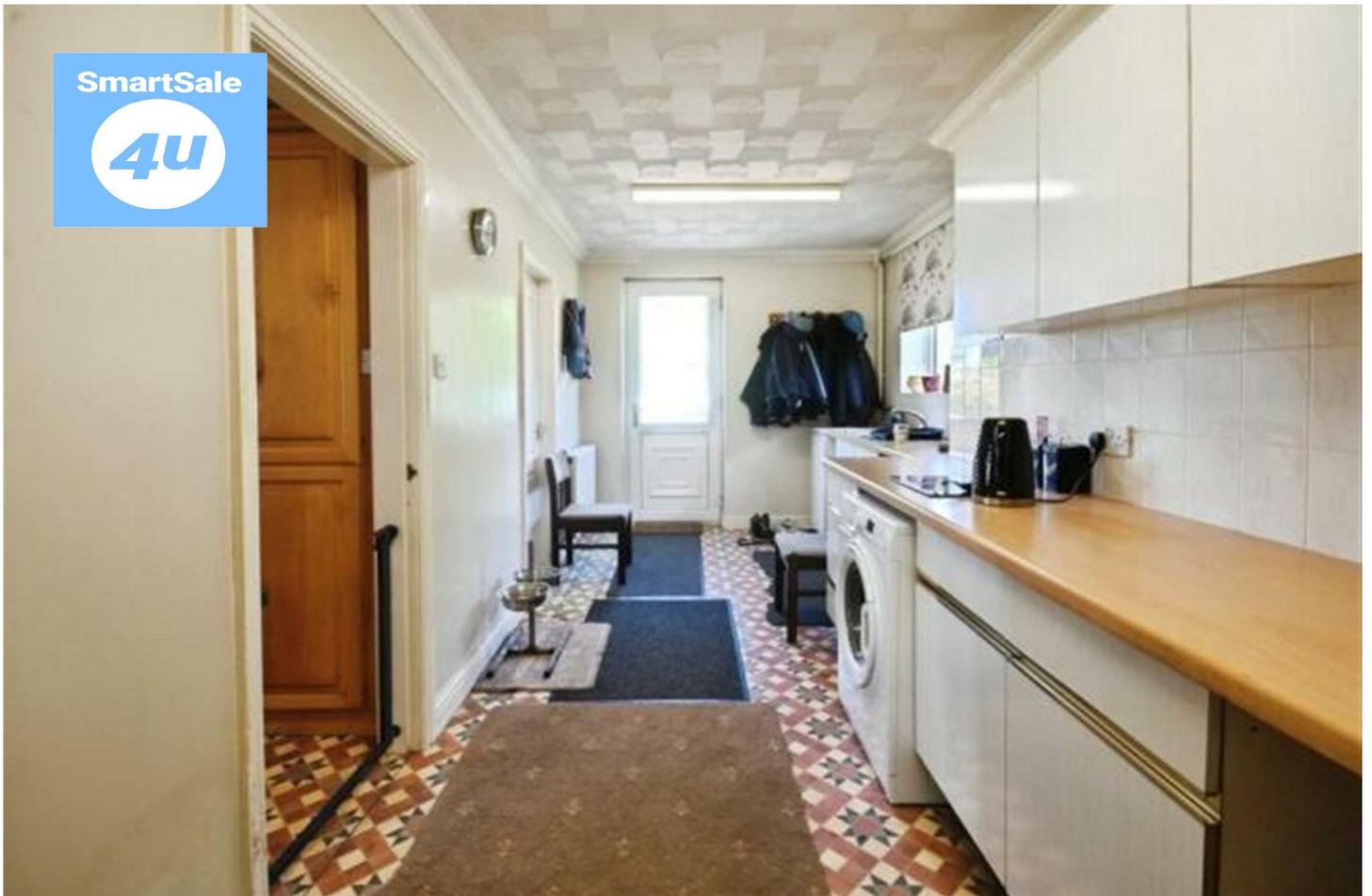


SmartSale

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Middle Drove

Kirton Holme, Boston PE20 1TR

- Extensive driveway providing ample parking
- Principal bedroom with private en-suite shower room
- Attractive and spacious family residence
- Expansive mature gardens with lawns, trees, and established beds
- Bright triple-aspect lounge with countryside views
- Large open-plan kitchen/dining room plus separate utility room
- Three large double bedrooms

Offers Around £474,995 Freehold





Location

Full Description

Discover the charm and comfort of this stunning three-bedroom, two-bathroom detached bungalow nestled in the peaceful village of Kirton Holme. The home also offers a separate toilet. Perfectly blending spacious living with modern convenience, this beautifully maintained property offers an ideal retreat for families, retirees, or anyone seeking a serene lifestyle without compromising on accessibility.

As you approach the property, you are greeted by a well-manicured front garden and a private driveway that provides ample parking for multiple vehicles. Step inside to find a welcoming hallway that leads to two generously sized reception rooms, perfect for relaxing with family or entertaining guests. These versatile spaces boast plenty of natural light, creating an inviting atmosphere throughout the day. The kitchen is a true highlight, featuring contemporary cabinetry and countertops, integrated appliances, and ample storage. Whether you are a seasoned chef or enjoy casual cooking, this kitchen is designed to cater to all your culinary needs while offering a delightful space to gather and share meals.

The bungalow's three bedrooms are all spacious and thoughtfully designed, each offering built-in wardrobes and large windows that flood the rooms with daylight. The master bedroom benefits from an en-suite bathroom, providing a private sanctuary to unwind after a busy day. Additionally, the property includes a further two well-appointed bathrooms, ensuring plenty of convenience for family members and visitors alike.

One of the standout features of this home is the beautifully maintained rear garden, providing a tranquil outdoor space perfect for gardening enthusiasts or simply enjoying the fresh air in privacy. The patio area is ideal for alfresco dining or relaxing with a morning coffee while taking in the peaceful surroundings.

Location is key, and Kirton Holme offers a charming village atmosphere with easy access to local amenities, schools, and transport links. Whether you are commuting to nearby towns or looking to explore the picturesque Lincolnshire countryside,

this bungalow provides the perfect base for all your adventures.

Additional benefits of this property include oil heating, double glazing throughout, and ample storage solutions, making it both energy-efficient and practical for everyday living. This home truly represents a unique opportunity to secure a detached bungalow that balances comfort, style, and convenience in one of Kirton Holme's most sought-after areas.

Don't miss the chance to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience firsthand the warmth and character this property has to offer. Whether you are upgrading, downsizing, or searching for a beautiful home in a tranquil setting, this Kirton Holme bungalow is sure to impress.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be

pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.