



41 Woodland Road, Kirton, Boston, PE20 1BJ
Asking price £240,000

41 Woodland Road, Kirton, Boston, PE20 1BJ

This beautifully presented modern detached home offers spacious, well-planned accommodation in a desirable, recently built development. Finished to a very good contemporary standard throughout, the property features a bright bay-fronted living room, a generous open-plan kitchen/diner with French doors to the garden, and the added convenience of a utility room and ground-floor WC. Upstairs are three well-sized bedrooms, including a spacious primary bedroom, along with two modern bathrooms. With a private driveway for multiple vehicles and attractive kerb appeal, this home provides comfortable, stylish living ideal for families or professionals seeking a move-in-ready property in a welcoming residential setting.



Living Room

14'10" × 17'8" m (4.54 × 5.40 m)

A bright and spacious reception room featuring a charming bay window, measuring

Kitchen/Diner

14'10" × 17'8" m (4.54 × 5.40 m)

A generous open-plan kitchen and dining area with French doors opening to the garden.

Hallway

4'8" × 5'2" m (1.44 × 1.58 m)

A practical and welcoming hallway connecting the main living areas.

WC

6'4" × 3'2" m (1.95 × 0.99 m)

A conveniently located ground-floor cloakroom, neatly fitted.

Utility Room

6'4" × 4'3" m (1.94 × 1.30 m)

A useful laundry and storage space.

Bedroom 1

11'10" × 12'7" m (3.63 × 3.85 m)

A spacious principal bedroom providing ample room and natural light.

Bedroom 2

10'4" × 10'9" m (3.16 × 3.28 m)

A comfortable double bedroom with a practical layout.

Bedroom 3

10'4" × 10'9" (3.16 × 3.28)

A versatile single bedroom ideal as a nursery, guest room, or home office

Main Bathroom

7'1" × 7'0" (2.17 × 2.14)

A modern family bathroom featuring a clean, functional design.

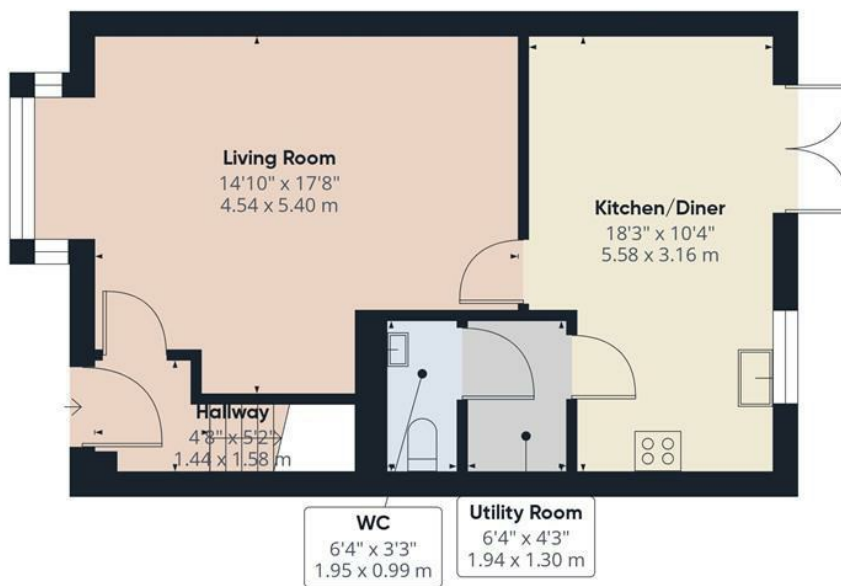
En-suite

5'4" × 8'2" (1.63 × 2.50)

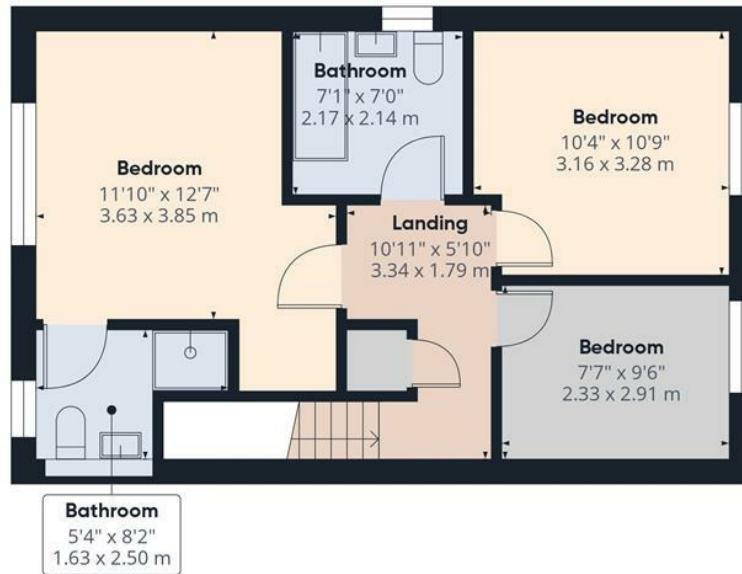
Second bathroom offering added convenience







Ground Floor



Floor 1



Approximate total area⁽¹⁾

996 ft²

92.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360