



**£130,000**

75 Dennis Estate, Kirton, Boston, Lincolnshire, PE20 1HB

**NEWTON** FALLOWELL



**Dennis Estate, Kirton  
Boston, Lincolnshire, PE20 1HB  
£130,000 Freehold**

## ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having window to front elevation, radiator and staircase rising to first floor.

### LOUNGE/DINER

18'8" x 13'1" (max) (5.70m x 4.00m (max))

Having sealed unit double glazed uPVC window to front elevation, two radiators and laminate flooring. Sealed unit double glazed uPVC french doors through to the:

### CONSERVATORY

11'3" x 9'10" (3.45m x 3.00m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and doors to side & rear elevations.

A semi-detached house in a popular village location with off-road parking to the front and a good sized enclosed rear garden. Having accommodation comprising: entrance hall, lounge/diner, conservatory, kitchen and cloakroom to ground floor. Three bedrooms, en-suite & bathroom to first floor. Outside the property has a lawned garden to the front, a driveway providing off-road parking and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.



## KITCHEN

13'5" x 13'1" (max) (4.09m x 4.00m (max))

Having sealed unit double glazed uPVC window to rear elevation, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboard under. Work surface return with cupboard under and space for gas range style cooker to side. Further work surface with cupboards & drawer under, cupboards over. Opening to a utility area with sealed unit double glazed uPVC window & part glazed uPVC door to side elevation, continuation of laminate flooring, space & plumbing for automatic washing machine.

## CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation, close coupled WC and wall mounted corner hand basin.



## FIRST FLOOR LANDING

Having access to roof space.

## BEDROOM ONE

13'1" x 9'6" (4.00m x 2.90m)

Having sealed unit double glazed uPVC window to front elevation and radiator.

## BEDROOM TWO

10'2" x 8'10" (3.10m x 2.70m)

Having sealed unit double glazed uPVC window to rear elevation and radiator.

## EN-SUITE

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail, fully tiled shower enclosure with shower fitting, close coupled WC and hand basin with tiled splashback.

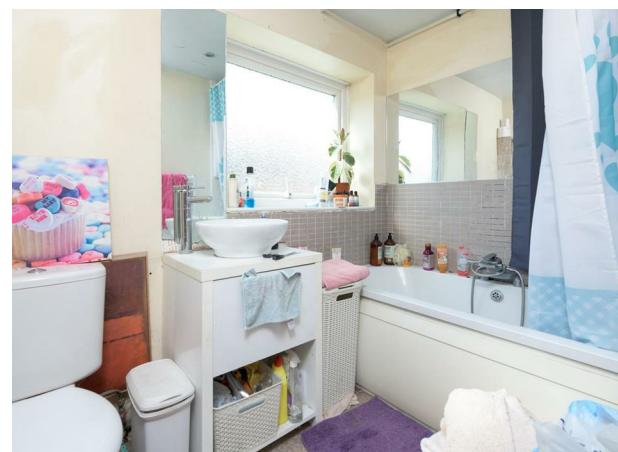
## BEDROOM THREE

10'2" x 9'6" (max) (3.10m x 2.90m (max))

Having sealed unit double glazed uPVC windows to front & side elevations and radiator.

## BATHROOM

Having sealed unit double glazed uPVC windows to side & rear elevations, heated towel rail panelled bath, close coupled WC and counter basin with mixer tap.



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## EXTERIOR

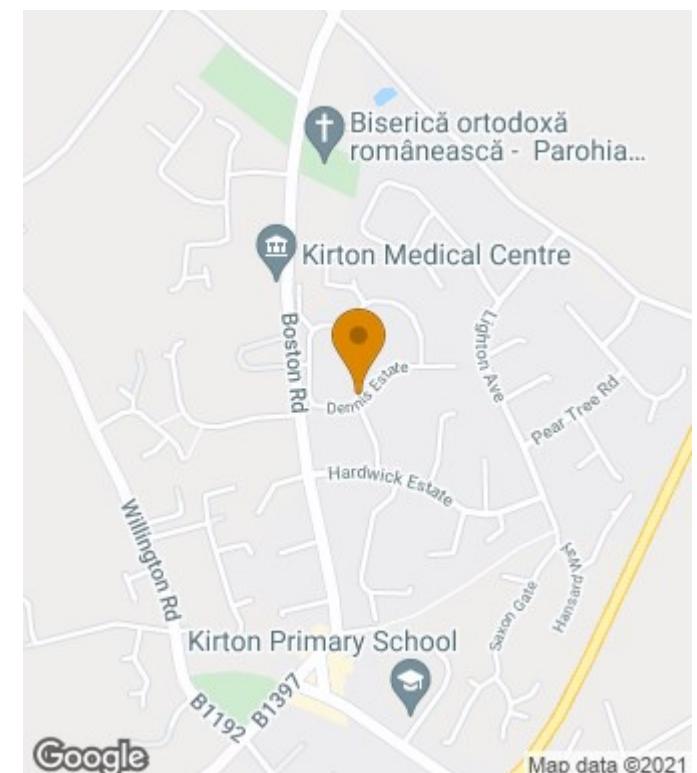
To the front of the property there is a lawned garden and a concrete driveway which provides off-road parking. Gated access to the:

## REAR GARDEN

Being enclosed and having concrete hardstanding, decked patio area with pergola over, lawned area and two garden sheds.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A.



## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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### Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 92.8 sq. metres (998.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			67
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			