



**£190,000**

43 Swift Gardens, Kirton, Boston, Lincolnshire, PE20 1EQ

**NEWTON**FALLOWELL





**Swift Gardens, Kirton**  
**Boston, Lincolnshire, PE20 1EQ**  
**£190,000 Freehold**

#### **ACCOMMODATION**

Part glazed front entrance door through to the:

#### **ENTRANCE PORCH**

Having radiator and further door through to the:

#### **LOUNGE**

16'2" x 10'3" (4.93m x 3.12m)

Having sealed unit double glazed uPVC window to front elevation, radiator and television aerial connection point.

#### **INNER HALL**

Having radiator and staircase rising to first floor.

#### **CLOAKROOM**

Having radiator, vinyl flooring, extractor fan, close coupled WC and hand basin with tiled splashback.

A modern semi-detached house in a village location. Having accommodation comprising: entrance porch, lounge, inner hall, cloakroom and dining kitchen to ground floor. Master bedroom with ensuite, two further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



## DINING KITCHEN

18'9" x 7'7" (5.72m x 2.31m)

Having sealed unit double glazed uPVC window & french doors to rear elevation, radiator, luxury vinyl flooring and gas fired combination boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: stainless steel sink inset to work surface with mixer tap, cupboards & integrated dishwasher under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel splashback & cooker hood over. Further work surface return with cupboard & drawers under, cupboards over and tall unit to side housing integrated fridge & freezer.





### FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation, access to roof space and built-in cupboard.

### MASTER BEDROOM

13'9" x 9'7" (4.19m x 2.92m)

Having two sealed unit double glazed uPVC windows to front elevation, radiator and television aerial connection point.

### EN-SUITE

Having sealed unit double glazed uPVC window to front elevation, heated towel rail, vinyl flooring, tiled splashbacks and extractor. Fitted with a suite comprising: double shower enclosure with mixer shower fitting, close coupled WC and hand basin.

### BEDROOM TWO

11'3" x 8'8" (3.43m x 2.64m)

Having sealed unit double glazed uPVC window to rear elevation, radiator and television aerial connection point.

### BEDROOM THREE

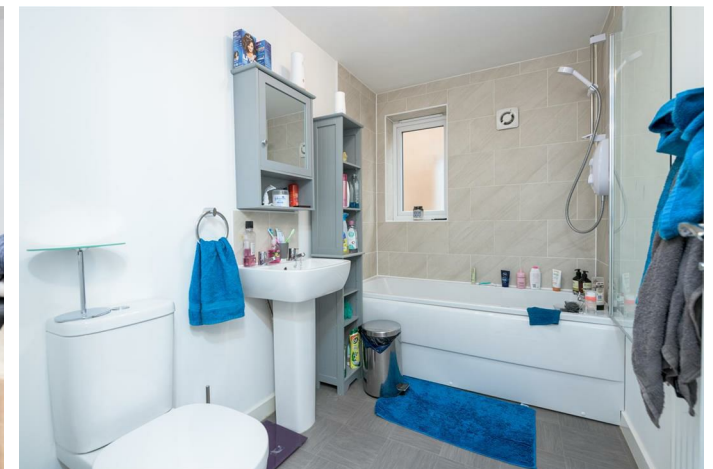
9'9" x 7'8" (2.97m x 2.34m)

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

### FAMILY BATHROOM

8'8" x 5'6" (2.64m x 1.68m)

Having sealed unit double glazed uPVC window to side elevation, radiator, vinyl flooring, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with electric shower fitting over, close coupled WC and hand basin.







### EXTERIOR

A driveway provides off-road parking and leads to the:

### GARAGE

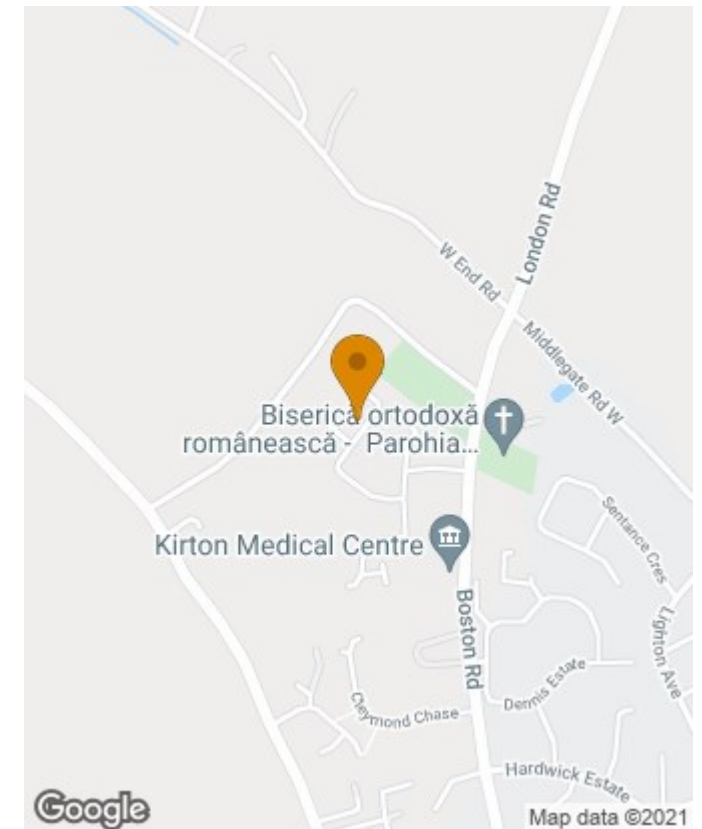
16'3" x 7'9" (4.95m x 2.36m)

Having up-and-over door, light and power.

Gated access to the:

### REAR GARDEN

Being enclosed and having patio area, decorative gravelled area, artificial grass area and outside tap.





## SERVICES

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

## 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.

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 Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

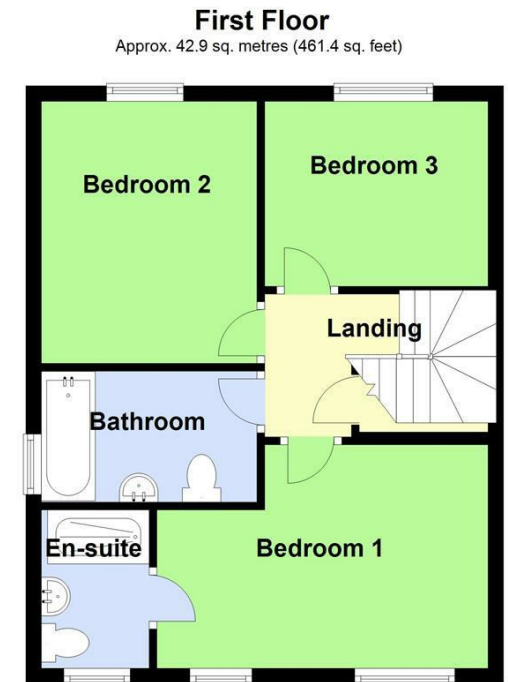
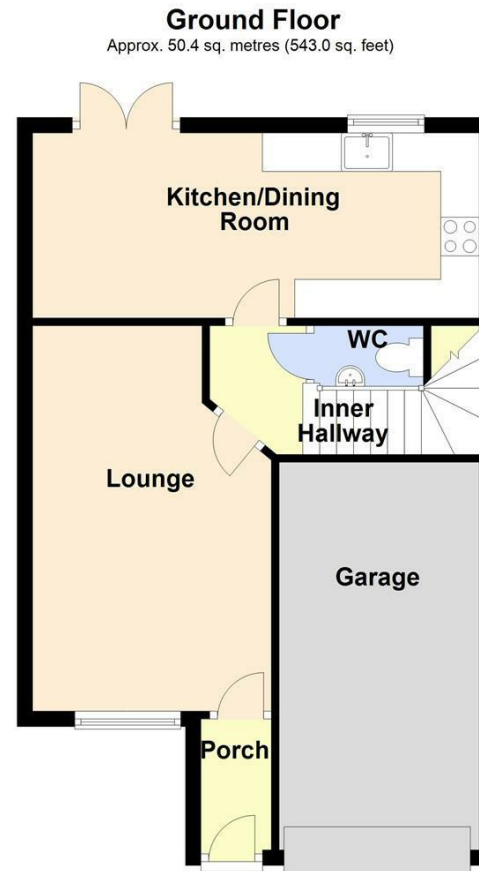
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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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Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC