



## 62 Woodland Road, Boston, PE20 1BJ

**£197,500**

- Garage and off road parking
- Beautifully presented
- Popular location of Kirton village
- Neutral decor throughout
- En-suite to main bedroom
- Sociable modern kitchen
- Low maintenance rear garden
- No forward chain

Located on the popular Ashwood Homes development in Kirton, this beautifully presented home is just a short walk from the village centre and its local amenities.

One of the development's most popular designs, the property offers a well-planned and flowing layout, featuring a spacious and sociable kitchen diner, perfect for everyday living and entertaining.

Upstairs there are three well-proportioned bedrooms, including a main bedroom with the added benefit of a convenient en-suite.

Outside, the home enjoys a landscaped rear garden along with a garage and off road parking to the rear.

Offered for sale with no forward chain, this is a fantastic opportunity for buyers looking for a smooth move.

### Entrance Hall

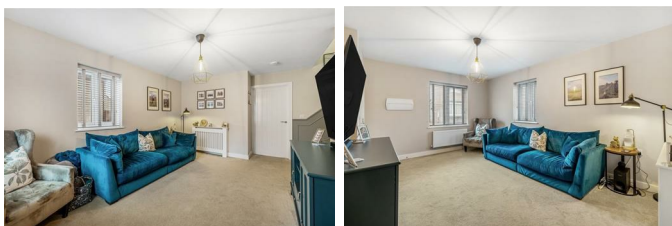
Composite glazed door to front. Skimmed ceiling. Laminate flooring. Radiator.

### Cloakroom



Skimmed ceiling. Extractor fan. Laminate flooring. Radiator. Toilet. Pedestal wash hand basin with mixer tap.

### Lounge 17'5" x 10'7" (5.33m x 3.23m)



UPVC double glazed window to front and side. Skimmed ceiling. Radiator. Understairs storage area. Stairs to first floor landing.

### Kitchen 10'4" x 14'11" (3.15m x 4.57m)



UPVC double glazed window and French doors to the rear. Skimmed ceiling. Radiator. Laminate flooring. Fitted with a matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated Bosch induction hob with splashback. Extractor hood over. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for washing machine.

### First Floor Landing



Skimmed ceiling. Loft access. Radiator.

### Bedroom 1 8'5" x 9'8" (2.58m x 2.97m)



UPVC double glazed window to rear. Skimmed ceiling. Radiator. Built in wardrobe housing boiler.

**En-suite 7'0" x 4'11" (2.15m x 1.50m)**



UPVC double glazed window to rear. Skimmed ceiling. Extractor fan. Laminate flooring. Heated towel rail. Fitted with a three piece suite comprising Toilet. Pedestal wash hand basin with mixer tap. Tiled splash back. Fully tiled shower cubicle with fitted thermostatic shower over.

**Bedroom 2 9'8" x 8'0" (2.97m x 2.45m)**



UPVC double glazed window to front. Skimmed ceiling. Radiator.

**Bedroom 3 8'5" x 6'8" (2.58m x 2.04m)**



UPVC double glazed window to front. Skimmed ceiling. Radiator.

**Bathroom 6'5" x 7'10" (1.96m x 2.41m)**



UPVC double glazed window to side. Skimmed ceiling. Extractor fan. Laminate flooring. Heated towel rail. Fitted with a three piece suite comprising toilet. Pedestal wash hand basin with mixer tap. Tiled splash back. Bath with mixer tap and shower attachment over.

**Outside**



Front: Pathway leading to the front door. Side access gate leading into garden. Rear: Enclosed by timber fencing. Lawn area. Patio area. Cold water tap. Outside lighting.

**Garage 10'5" x 18'3" (3.18m x 5.58m)**



Up and over door. Power and lighting.

### Property Postcode

For location purposes the postcode of this property is: PE20 1BJ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: £235 per annum paid to Encore

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B83

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

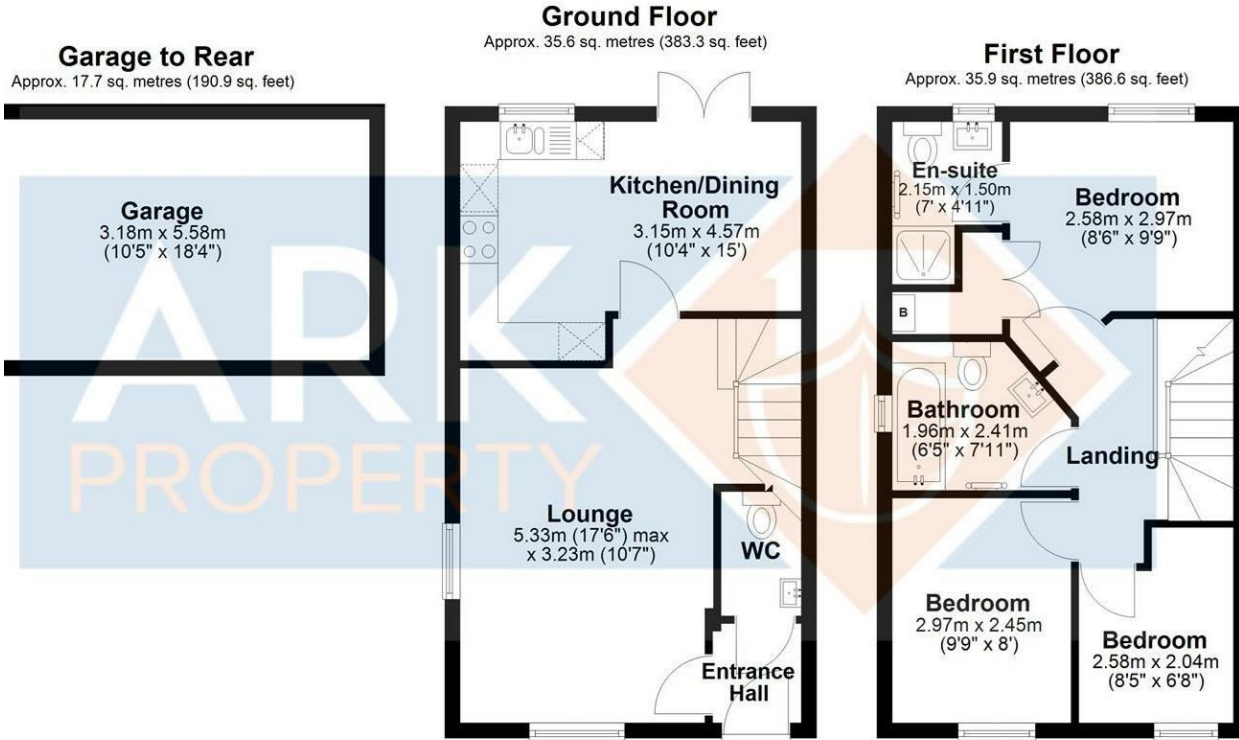
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

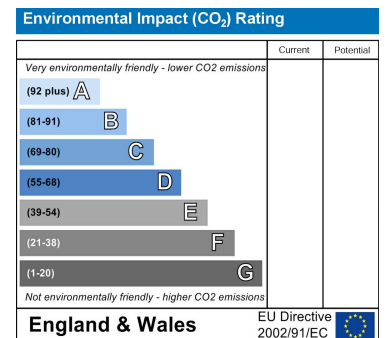
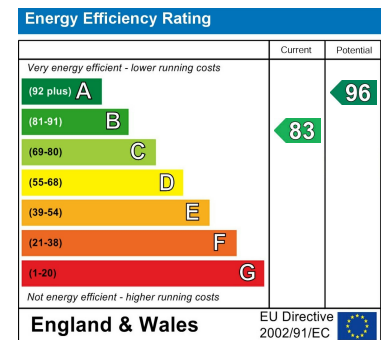
## Floor Plan



## Area Map



## Energy Efficiency Graph



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