



18 Birch Road, Kirton, PE20 1DH

Offers Over £175,000

- Nearly new Ashwood Home in the desirable Birch Road.
- Spacious lounge and modern kitchen diner with integrated appliances.
- Two double bedrooms, each with its own private ensuite.
- Downstairs WC for added convenience.
- Generous rear garden, ideal for relaxing or entertaining.
- Private driveway providing off-road parking.

Stylish Nearly New Ashwood Home – Birch Road, Kirton.

Situated in the sought-after Birch Road in Kirton, this beautifully presented nearly new Ashwood Home offers modern living in a convenient location. The property features an entrance hall, spacious lounge, and a contemporary kitchen diner, complemented by a downstairs WC. Upstairs, you'll find two generously sized double bedrooms, each benefiting from its own ensuite. Externally, the home boasts a private driveway and a generous rear garden—perfect for outdoor entertaining or family life. An ideal purchase for first-time buyers, professionals, or investors.

Entrance Hall 40'3" x 5'11" (12.29m x 1.82m)

Composite glazed entrance door to front. LVT flooring. Radiator. Stairs to first floor landing. Door to lounge.

Lounge 9'5" x 17'7" (2.88m x 5.36m)



PVC double glazed window to front. Two radiators. Door to kitchen.



Kitchen/Diner 13'6" x 9'8" (4.14m x 2.95m)



PVC double glazed window and French doors to rear. Skimmed ceiling. Recessed spot lighting. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface. Integrated fridge/freezer. Integrated slim line dishwasher. Space and plumbing for washing machine. Four ring Bosch induction hob with stainless steel extractor over and integrated electric oven and grill under. Door to cloakroom.

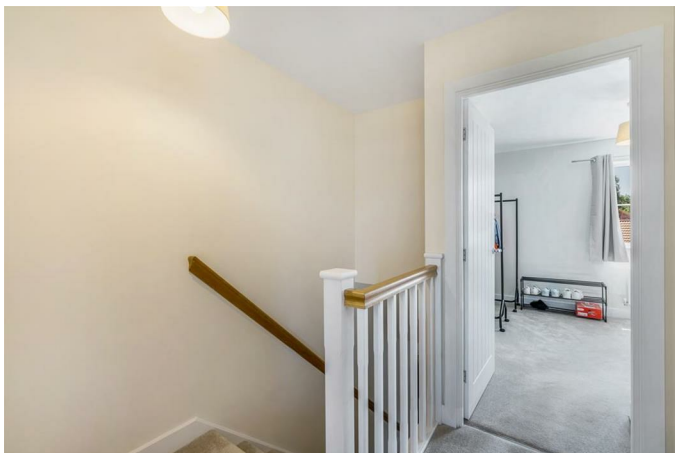


Cloakroom 5'5" x 3'5" (1.67m x 1.05m)



Skimmed ceiling. Tiled flooring. Extractor fan. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

First Floor Landing 6'11" x 6'3" (2.13m x 1.91m)



Skimmed ceiling. Loft access. Doors to bedrooms.

Bedroom 1 10'8" x 13'7" (max) (3.27m x 4.15m (max))



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in over stairs cupboard with mains gas combination boiler. Door to en-suite.



En-suite 4'9" x 6'5" (1.46m x 1.98m)

PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Chrome wall mounted heated towel rail. LVT flooring. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Shaver point.



Bedroom 2 13'6" x 8'9" (4.12m x 2.68m)



Two PVC double glazed windows to rear. Skimmed ceiling. Radiator. Wall mounted TV point. Door to en-suite.



En-suite 3'11" x 7'1" (1.21m x 2.18m)



PVC double glazed window to side. Coving to ceiling. Recessed spot lights. Extractor fan. Chrome wall mounted heated towel rail. Shaver point. LVT flooring. Tiled shower enclosure with glass sliding door and chrome thermostatic bar shower rise. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

Outside



Front: Pathway leading to the entrance door. Driveway to the side of the property providing off road parking. Gated access into the rear garden. Outside light.

Rear: Enclosed by timber fencing. Laid to lawn. Patio seating area. Outside light. Cold water tap.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: Not currently applicable

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 - very 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

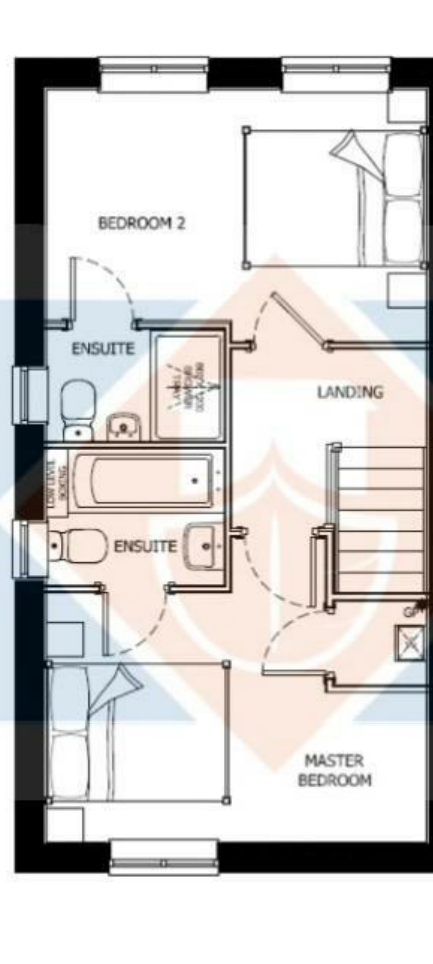
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Floor Plan



GROUND FLOOR

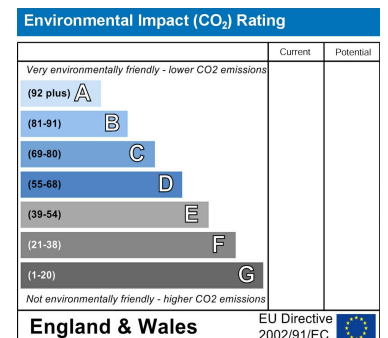
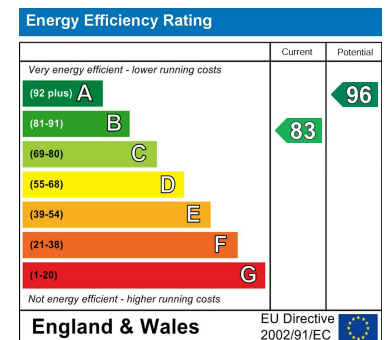


FIRST FLOOR

Area Map



Energy Efficiency Graph



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