



**52 Station Road, Kirton**  
Boston



**£245,000**

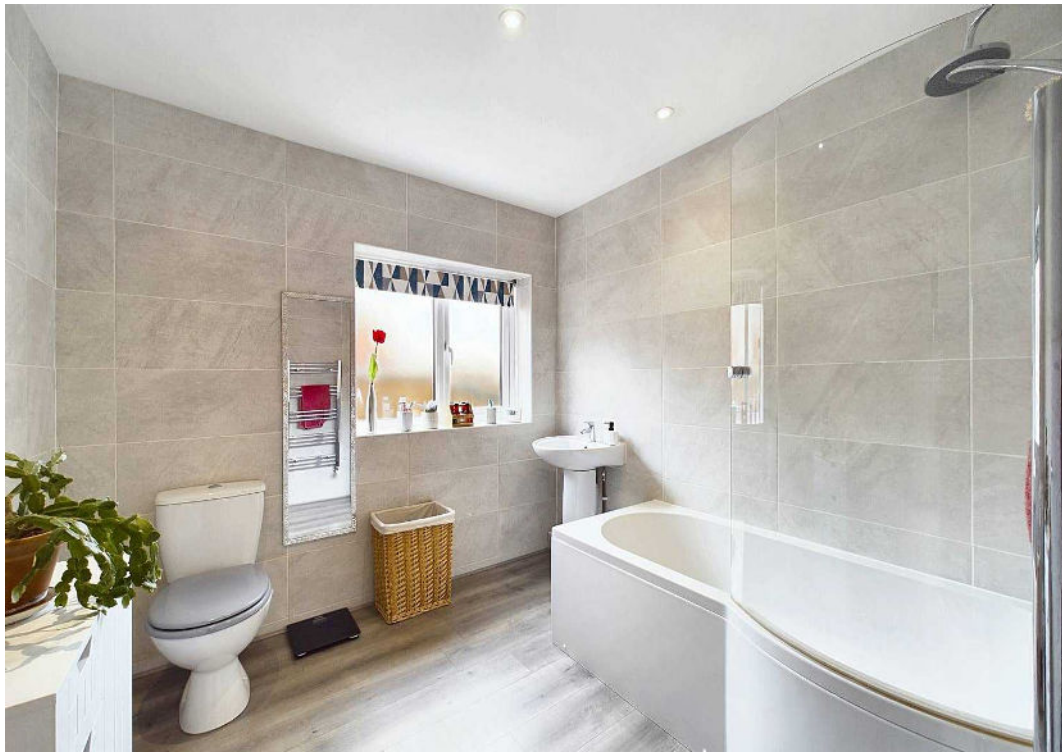
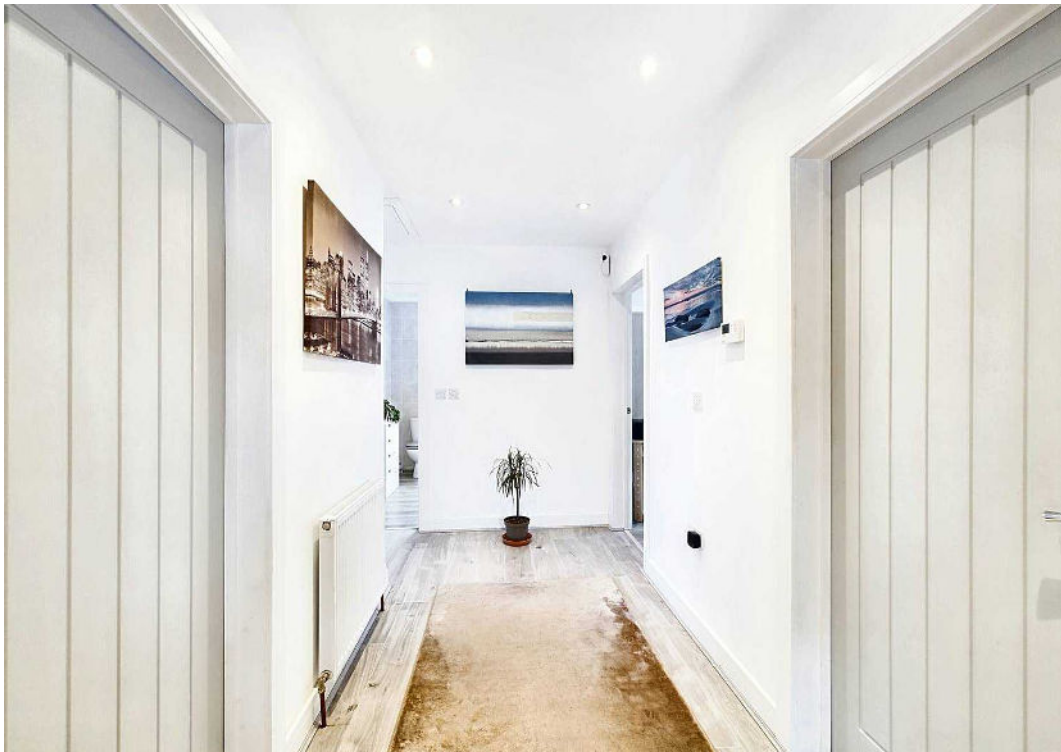


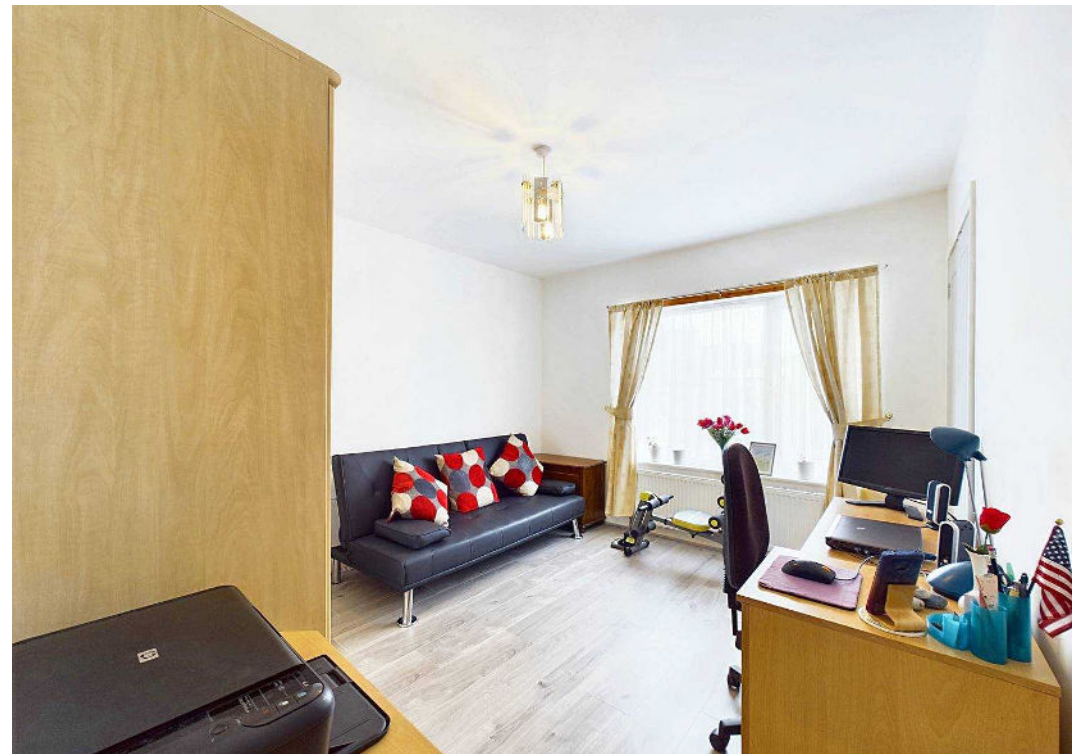
## 52 Station Road

Kirton, Boston

Nestled within a sought-after residential area, this charming 2 Bedroom Detached Bungalow offers a delightful abode for those seeking comfort and convenience. Boasting a full renovation in 2022, the property exudes a modern appeal with its immaculate interior that has been meticulously maintained. The heart of the home lies in the inviting Kitchen/Breakfast Room, providing the perfect space for culinary delights and casual dining. Two well-proportioned Double Bedrooms offer peaceful retreats, while the driveway parking for 4-5 vehicles ensures practicality is at the forefront. With a Council Tax Band B of £1684 and a generous internal floor area of 80 square metres, this residence presents an appealing prospect for discerning buyers. Situated in proximity to all local amenities, this property offers a lifestyle of ease and comfort in a thriving community.

Outside, a five-bar gate at the front of the property opens to reveal a charming scene with a lush lawn area and ample parking spaces. A side access gate leads to the fully enclosed rear garden, designed for low maintenance and relaxation. The garden is thoughtfully landscaped with flower borders and a convenient patio area, creating a tranquil outdoor space for al fresco enjoyment. Additionally, the driveway provides parking for up to 4 vehicles, ensuring practicality and convenience for residents and guests alike. Whether entertaining or simply unwinding in the fresh air, the outside space of this property offers a perfect blend of functionality and aesthetics, enhancing the overall appeal of this desirable residence. Don't miss the opportunity to







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