





68 NIGHTINGALE ROAD

BOSTON, PE20 1FA

£87,500

SHARE OF FREEHOLD

50% SHARED OWNERSHIP | £87,500 | THREE-BEDROOM END-TERRACED HOUSE | KIRTON | ALLOCATED PARKING | ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this well-presented modern three-bedroom end-of-terrace house, situated in the popular village of Kirton. Available through a 50% shared ownership scheme at £87,500, based on a full market value of £175,000, this property presents an excellent opportunity for first-time buyers looking to get onto the property ladder.

The spacious accommodation comprises a welcoming entrance hallway, generous lounge, fitted kitchen/dining room, convenient ground floor cloakroom/WC, three well-proportioned bedrooms and a family bathroom.

Further benefits include gas central heating, UPVC double glazing, an enclosed rear garden and allocated off-road parking.

68 NIGHTINGALE ROAD

• 50% Shared Ownership • 50% Share – £87,500 • Full Market Value – £175,000 • Modern End-Terraced Property • Three Bedrooms • Gas Central Heating • Popular Kirton Location • Downstairs Cloakroom • Family Bathroom





Summary

SHARED OWNERSHIP | 50% SHARE AVAILABLE | £87,500 | FULL MARKET VALUE £175,000 | THREE-BEDROOM END-TERRACED HOUSE | ALLOCATED PARKING | ENCLOSED REAR GARDEN | KIRTON

Sedge Estate Agents are delighted to offer for sale this modern three-bedroom end-of-terrace house, situated on Nightingale Road in the popular village of Kirton. Available through a 50% shared ownership scheme at £87,500, based on a full market value of £175,000, this property offers an excellent opportunity for first-time buyers looking to purchase their own home through an affordable shared ownership arrangement.

Well presented throughout, this modern family home offers spacious accommodation arranged over two floors, with the added benefits of gas central heating, UPVC double glazing, allocated off-road parking and an enclosed rear garden.

The ground floor accommodation comprises a welcoming entrance hallway with stairs to the first floor, a generous front-facing lounge providing plenty of space for seating and furniture, a convenient downstairs cloakroom/WC and a modern kitchen/dining room overlooking the rear garden. The kitchen/diner provides a practical space for everyday family living and entertaining, with useful storage and access to the adjoining accommodation.

To the first floor are three well-proportioned bedrooms, comprising a generous principal bedroom overlooking the front, a further double bedroom and a versatile third bedroom, ideal for a child's bedroom, home office or guest room. The accommodation is completed by a family bathroom and useful built-in landing storage.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxing, outdoor dining and entertaining. Allocated parking is also included.

GROUND FLOOR

Entrance Hall

Accessed via the front entrance door, the hallway provides access to the ground floor accommodation, with stairs rising to the first floor.

Lounge – 5.54m x 3.81m

A spacious front-facing reception room featuring a window overlooking the front of the property, providing a comfortable living space with ample room for seating and entertainment furniture.

Downstairs Cloakroom – 1.63m x 0.97m

A convenient ground floor WC with front-facing window.

Kitchen/Diner – 4.85m x 2.00m

A practical kitchen and dining space featuring two windows overlooking the rear garden, useful storage cupboard and access to the adjoining accommodation. Ideal for everyday cooking and dining.

FIRST FLOOR

Bedroom One – 4.85m x 2.41m

A good-sized principal bedroom with window overlooking the front of the property.

Bedroom Two – 4.04m x 2.62m

A further well-proportioned double bedroom with window overlooking the rear garden.

Bedroom Three – 2.92m x 2.18m

A versatile third bedroom, suitable for use as a child's bedroom, home office or guest bedroom, with rear-facing window.

Family Bathroom – 2.08m x 1.73m

Family bathroom serving all three bedrooms.

Landing – 3.12m x 2.77m

First-floor landing with useful built-in storage cupboard.

OUTSIDE

The property benefits from an enclosed rear garden, offering a private outdoor space, together with allocated off-road parking.

SHARED OWNERSHIP INFORMATION

The property is available to purchase on a 50% shared ownership basis.

Full market value: £175,000

Available 50% share: £87,500

Monthly rent on remaining share: £260.32

Service charge: £23.57

Building insurance: £19.93

Prospective purchasers should make their own enquiries regarding shared ownership eligibility, the lease, rent payments, service charges and the process for purchasing additional shares.

LOCATION

Situated on Nightingale Road in the popular village of Kirton, the property offers a convenient village location with access to local amenities, shops, schools and everyday facilities. Kirton is well positioned for access to Boston and the surrounding Lincolnshire villages, making this an attractive location for buyers seeking a modern three-bedroom home outside the town centre.

This modern three-bedroom shared ownership property offers an excellent opportunity for first-time buyers looking for an affordable route onto the property ladder, with allocated parking, an enclosed rear garden and practical family accommodation.

Contact Sedge Estate Agents today to arrange your viewing.

68 NIGHTINGALE ROAD




















Welcome
SEDGE
Your Local Property Expert



68 NIGHTINGALE ROAD

ADDITIONAL INFORMATION

Local Authority – Boston Borough

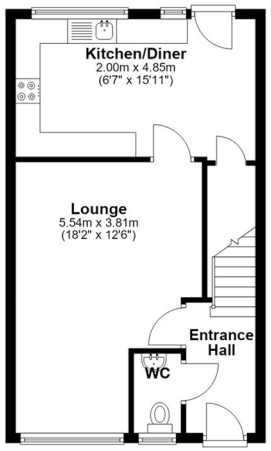
Council Tax – Band B

Viewings – By Appointment Only

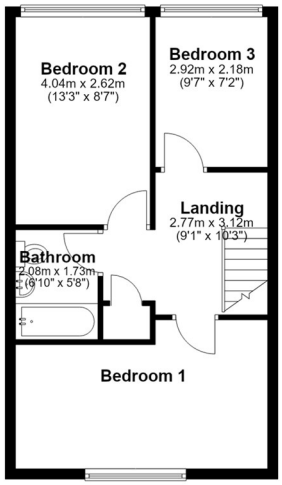
Floor Area – sq ft

Tenure – Share of Freehold

Ground Floor
Approx. 41.4 sq. metres (445.3 sq. feet)

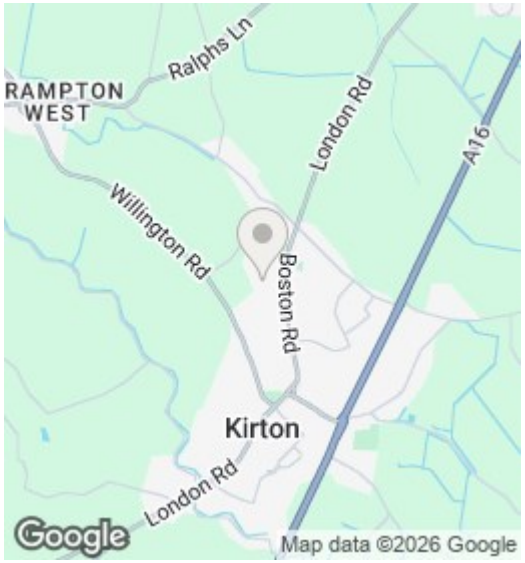


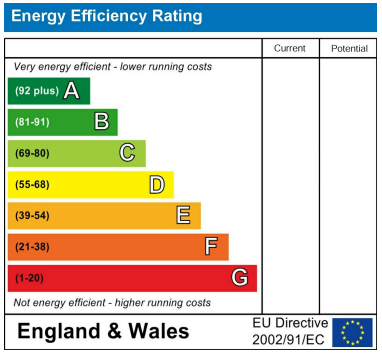
First Floor
Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 84.4 sq. metres (908.0 sq. feet)

68 Nightgale Road





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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