



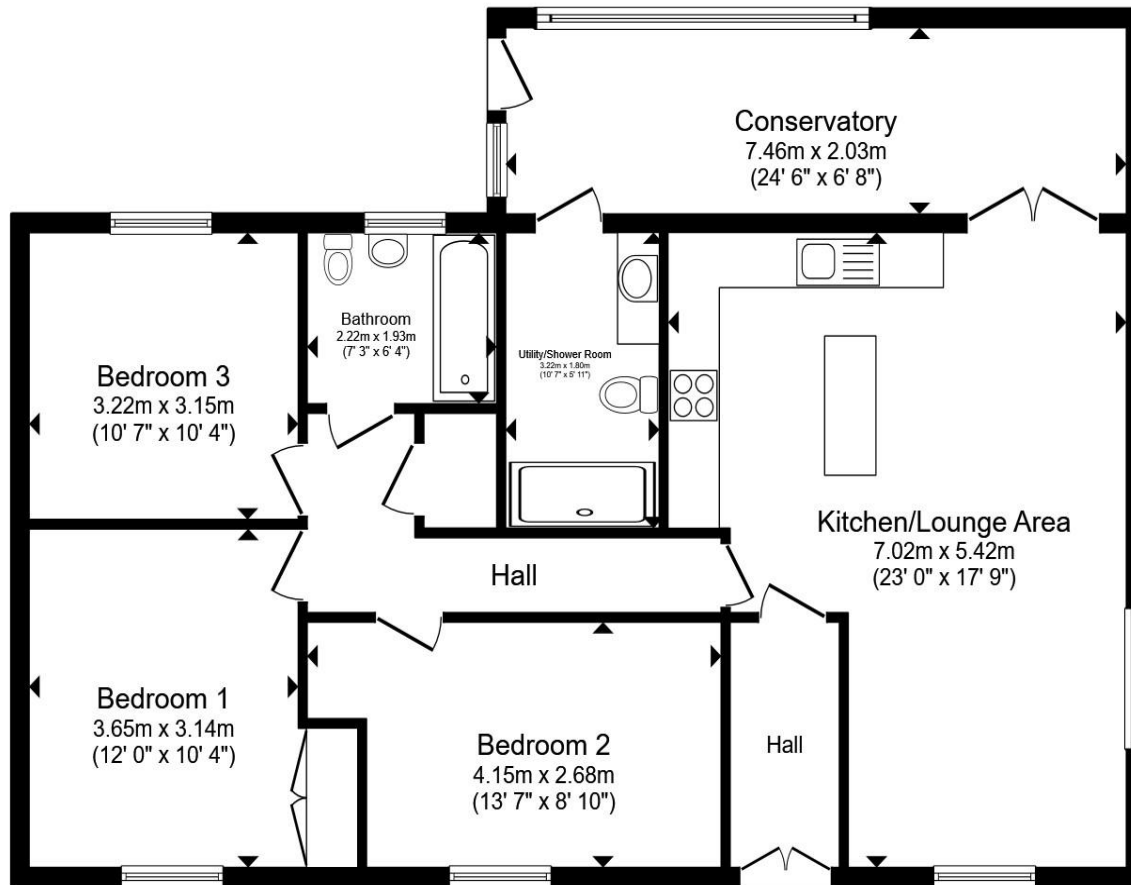
**The Mallard Marsh Road, Kirton BOSTON PE20 1LY**

**welcome to**

**The Mallard Marsh Road, Kirton BOSTON**

GUIDE PRICE £350,000 - £375,000. Three-bedroom bungalow on Marsh Road, Kirton, set in a quiet countryside location with open field views. Open-plan kitchen/living space, sun room, utility/shower room, family bathroom and planning for extension, new garage and outdoor pool.





**Floor Plan**

**Entrance Hall**

**Kitchen/Living Room**

23' x 17' 9" ( 7.01m x 5.41m )

**Conservatory**

24' 6" x 6' 8" ( 7.47m x 2.03m )

**Utility Room/Shower Room**

10' 7" x 5' 11" ( 3.23m x 1.80m )

**Bedroom 1**

12' x 10' 4" ( 3.66m x 3.15m )

**Bedroom 2**

13' 7" x 8' 10" ( 4.14m x 2.69m )

**Bedroom 3**

12' x 10' 4" ( 3.66m x 3.15m )

**Bathroom**

**Front Garden**

**Rear Garden**

**Special Features/Plans**

Total floor area 104.9 m<sup>2</sup> (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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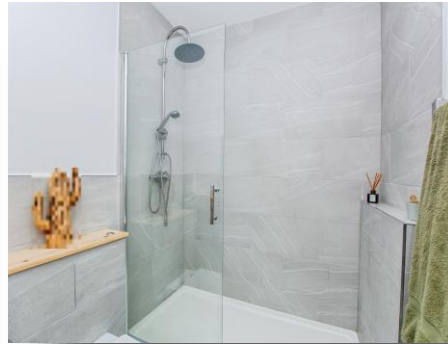
## The Mallard Marsh Road, Kirton BOSTON

- GUIDE PRICE £350,000 - £375,000
- Open field views
- Open-plan kitchen/living area with island/breakfast bar
- Quiet countryside location on Marsh Road, Kirton
- Two garage/workshop spaces

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWB116577 - 0009

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