



**acorus**<sup>®</sup>



## **ARDGRAFT**

KIRTON HOLME, BOSTON, LINCOLNSHIRE, PE20 1TT.

A detached two bedroom bungalow with two garages, and large, mainly lawned, established garden.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION  
(Please refer to this section in the details for further information).

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FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

**Guide Price £204,000**

**REF: C350**

These particulars give only a general outline and your attention is drawn to the important notice printed within them.



**Planning.  
Design.  
Property.**

0345 340 5215

[www.acorus.co.uk](http://www.acorus.co.uk)

## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description of the property for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The property is located in an accessible location close to the A52 within the village of Kirton Holme.

## DESCRIPTION

A detached two bedroom bungalow with two garages and large, mainly lawned established garden.

Ardgraft bungalow was extensively refurbished in 2016 and included an extension, new Kitchen, bathroom, central heating system, internal doors and is now presented in immaculate order.

### Accommodation

With UPVC double glazing throughout, the accommodation comprises:-

Hallway

Airing cupboard.

Lounge 4.06m x 3.95m

Electric fire.

Kitchen 4.46m x 3.01m

Modern kitchen with range of wall and base units with granite work surfaces, LPG hob, built-in oven/grill and dishwasher.

Dining Area 4.06m x 3.01m

Utility 2.77m x 1.8m

Space for a Washer/dryer and sink with single drainer.

Conservatory 2.16m x 2m

Bathroom

Bath, walk-in shower, wash hand basin, WC.

Bedroom 1 3.59m x 3.54m

Built-in wardrobe

Bedroom 2 3.54m x 3.25

Built-in wardrobe.

## Outside

Two single garages, one integral (5.8m x 3.05m) with a garage door to front and rear, and one detached.

Established garden with extensive lawns.

## Agricultural Occupancy Condition

This property is subject to an agricultural occupancy condition.

The wording of the condition states:-

*'The occupation of the dwelling shall be limited to a person wholly or mainly employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act 1962, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).'*

## Uplift Clause

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

## Services (not tested)

The property is provided with mains water and electric. Drainage is to a Septic tank and heating is provided by electric.

## Local Authority

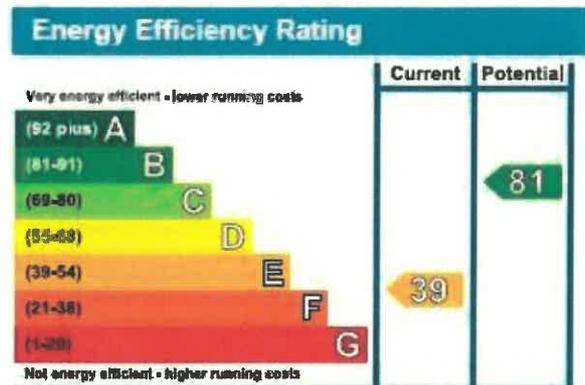
Boston Borough Council

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR.

T: 01205 314 200

**Viewing—Strictly by appointment with the selling agent Acorus.**

Energy Performance—Energy Performance Rating: E





## Ardgraft

Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft

Garage = 17.7 sq m / 190 sq ft

Total = 114.6 sq m / 1233 sq ft

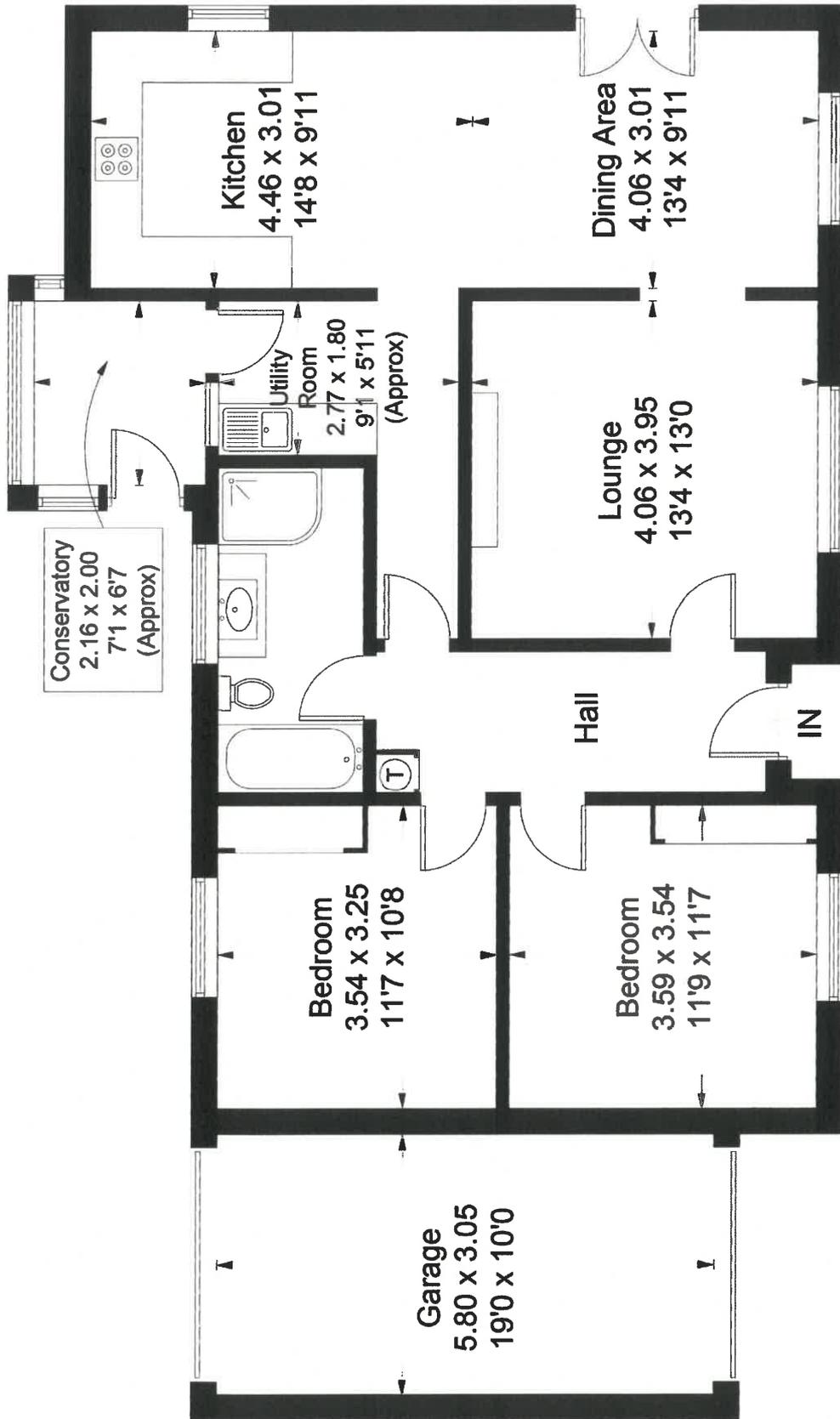


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### IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

### MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.



0345 340 5215  
www.acorus.co.uk

# ACORUS RURAL PROPERTY SERVICES LTD.

THE RURAL PROPERTY SPECIALISTS



## ARDGRAFT

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A detached two bedroom bungalow with two garages, and large, mainly lawned, established garden.

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(Please refer to this section in the details for further information)

FOR SALE BY PRIVATE TREATY  
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

**GUIDE PRICE: £204,000**

REF: C350

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### Accommodation

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#### Hallway

Airing cupboard.

#### Lounge

Electric fire.



## Kitchen/Dining Area

Modern kitchen with range of wall and base units with granite work surfaces, LPG hob, built-in oven/grill and dishwasher.



### Utility

Space for washer/dryer and sink with single drainer.

### Conservatory

### Bathroom

Bath, walk-in shower, wash hand basin, WC.

### Bedroom 1

Built-in wardrobe.

### Bedroom 2

Built-in wardrobe

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## Local Authority

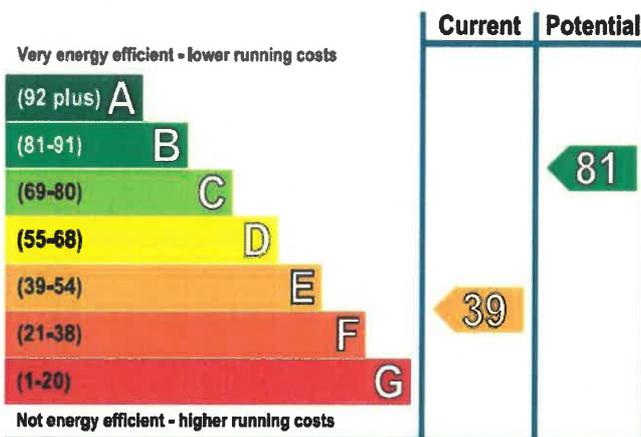
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## Energy Performance Graph



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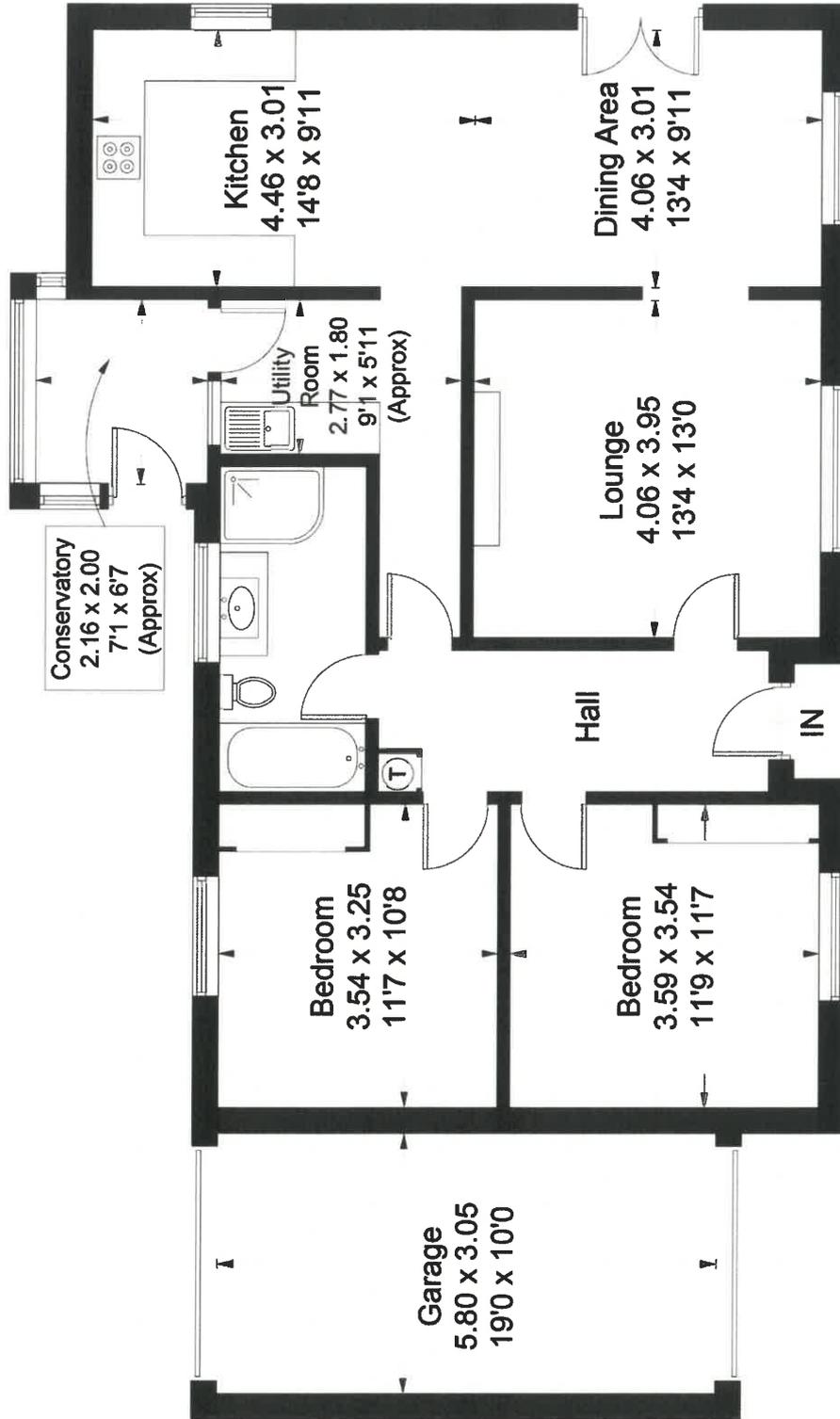


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