



£115,000

10 Edinburgh Drive, Kirton, Boston, Lincolnshire PE20 1JX

SHARMAN BURGESS

**10 Edinburgh Drive, Kirton, Boston,
Lincolnshire PE20 1JX
£115,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, staircase rising to first floor landing, radiator, ceiling light point, under stairs storage cupboard, central heating thermostat.

LOUNGE

14' 5" (maximum measurement) x 10' 4" (4.39m x 3.15m)
Having window to front aspect, two radiators, coved cornice, ceiling light point, ornamental fireplace, double doors through to:

A three bedroomed semi-detached property in need of modernisation being sold with NO ONWARD CHAIN and benefitting from a a driveway and good sized garden to the rear. Accommodation comprises an entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and a shower room. Further benefits include gas central heating. The property is a Wates style semi-detached house with a PRC certificate.



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DINING ROOM

10' 7" (maximum measurement) x 10' 5" (maximum measurement) (3.23m x 3.17m)

Also with door from Kitchen. Having window to rear aspect, radiator, coved cornice, ceiling light point.

KITCHEN

10' 3" (maximum measurement) x 10' 3" (maximum measurement) (3.12m x 3.12m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units and wall units, space for electric cooker, plumbing for automatic washing machine, window to side aspect, radiator, ceiling mounted strip light. Obscure glazed door to: -

REAR ENTRANCE LOBBY

Having two obscure glazed doors leading to the exterior, access to former coal house, door to: -

GROUND FLOOR WC

Having WC and ceiling light point within.

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, ceiling light point.

BEDROOM ONE

14' 3" (maximum measurement taken into entrance area) x 10' 3" (4.34m x 3.12m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobe with hanging rail and shelving within, former airing cupboard with slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

14' 2" (maximum measurement) x 8' 4" (4.32m x 2.54m)

Having window to rear, radiator, ceiling light point, built-in wardrobe with hanging rail and shelving within.

BEDROOM THREE

7' 2" (maximum measurement including stair bulkhead) x 9' 6" (2.18m x 2.90m)

Having window to front aspect, radiator, coved cornice, ceiling light point, wall mounted gas combination central heating boiler.

SHOWER ROOM

Having a three piece suite comprising WC, pedestal wash hand basin, shower area with wall mounted electric shower. Non slip flooring, tiled splashbacks, obscure glazed window to rear aspect, ceiling light point, radiator.

EXTERIOR

To the front, the property benefits from a dropped kerb leading to a driveway which provides off road parking. There is a lawn area and a low level wall to the front boundary.

To the rear, the garden initially comprises a block paved area with low level wall, leading to the remainder of the garden which is predominantly laid to lawn and enclosed to the majority by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

AGENTS NOTE

The property is a Wates style semi detached house and a PRC certificate is held on file at the Agents office. Potential purchasers should consult their mortgage advisor/lender regarding their lending criteria in relation to this style of property prior to purchase.

REFERENCE

27023350/04122023/SHE



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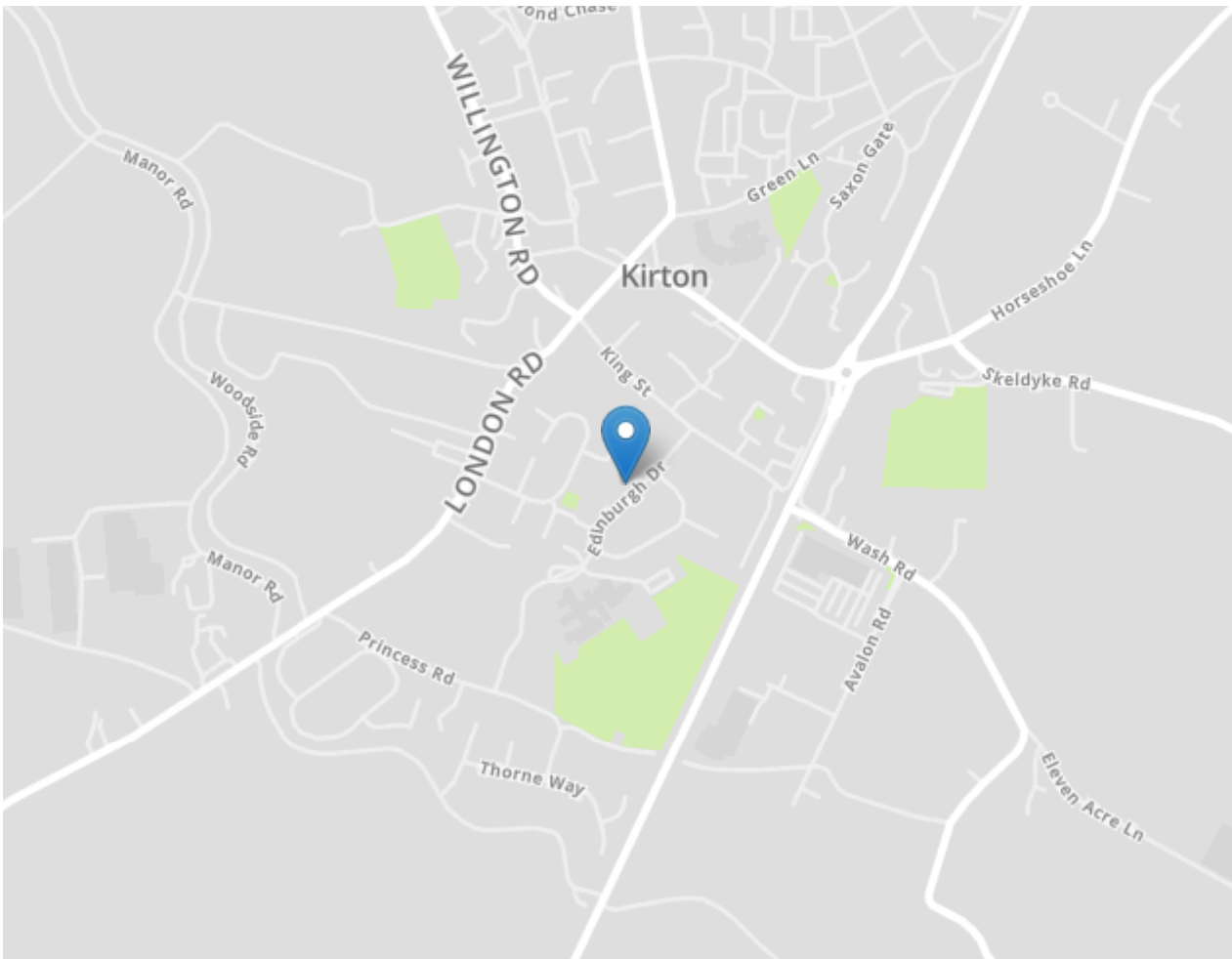
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

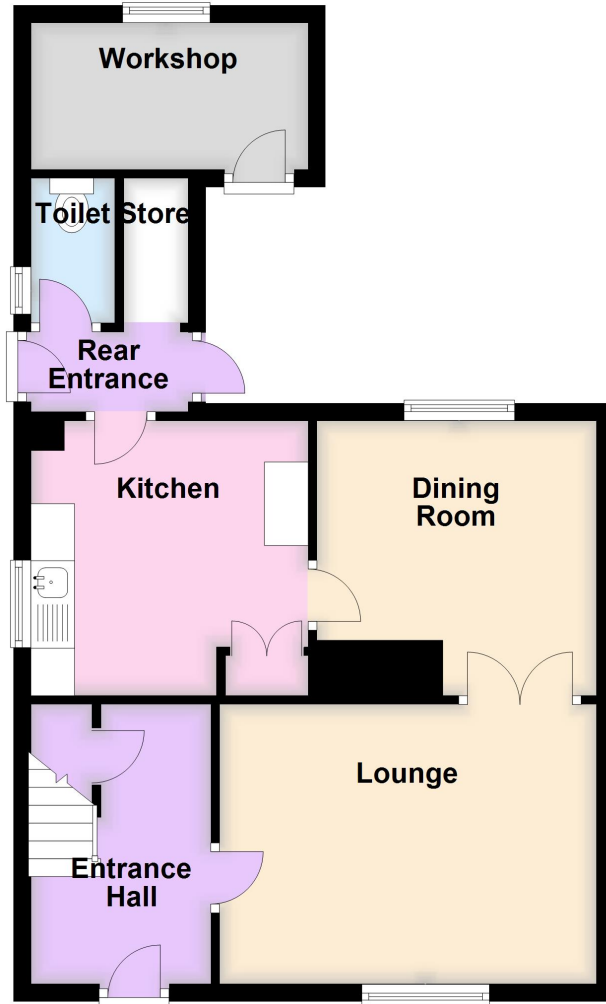
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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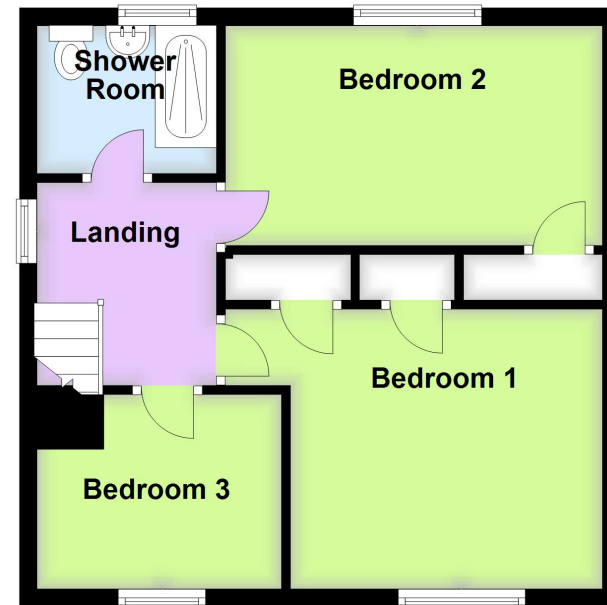
Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 94.0 sq. metres (1011.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	