



**£277,000**

56 Nightingale Road, Kirton, Boston, Lincolnshire PE20 1FA

**SHARMAN BURGESS**



**56 Nightingale Road, Kirton, Boston,  
Lincolnshire PE20 1FA  
£277,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having front entrance door, luxury vinyl tile flooring, radiator, telephone point, stairs rising to first floor, under stairs storage cupboard.

##### LOUNGE

15'0" x 10'8" (4.57m x 3.25m)

Having double glazed window to front elevation, radiator, TV aerial point, telephone point, wall mounted electric fire.

A modern detached property situated in the popular and well served village of Kirton close to amenities. Accommodation comprises an entrance hall, lounge, kitchen diner, utility, ground floor cloakroom, five bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include off road parking, single garage, enclosed rear garden and gas central heating.



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#### KITCHEN DINER

9'9" x 21'1" (2.97m x 6.43m)

Being fitted with a range of wall and base level units, areas of work surface, inset stainless steel one and a half bowl sink and drainer, integrated dishwasher, integrated oven, four ring gas hob with splashback and stainless steel extractor above, integrated fridge freezer, breakfast bar, double glazed window to rear elevation, radiator, TV aerial point, double glazed patio doors to rear garden, door to: -

#### UTILITY ROOM

6'5" x 5'5" (1.96m x 1.65m)

Having base level unit with work surface over, inset stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Ideal gas central heating boiler, radiator, rear entrance door, extractor fan, door to: -

#### GROUND FLOOR CLOAKROOM

Having low level push button WC, pedestal wash hand basin with tiled splashback, radiator, double glazed window to side elevation.

#### FIRST FLOOR LANDING

Having access to roof space, stairs rising from entrance hall.

#### BEDROOM ONE

13'4" x 10'8" (4.06m x 3.25m)

Having double glazed window to front elevation, radiator, TV aerial point, door to: -

#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower with mains fed rainfall shower head with hand held shower attachment and tiling within, pedestal wash hand basin, low level push button WC, radiator, double glazed window to front elevation, extractor fan.



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#### BEDROOM TWO

10' 7" x 12' 9" (maximum to built-in cupboard) (3.23m x 3.89m)

Having double glazed window to front elevation, radiator, TV aerial point, built-in over stairs storage cupboard.

#### BEDROOM THREE

10' 2" x 9' 2" (3.10m x 2.79m)

Having double glazed window to rear elevation, radiator.

#### BEDROOM FOUR

11' 8" x 10' 0" (maximum to wardrobe recess) (3.56m x 3.05m)

Having double glazed window to rear elevation, radiator.

#### BEDROOM FIVE

6' 9" x 7' 1" (2.06m x 2.16m)

Having double glazed window to rear elevation, radiator.

#### FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level push button WC, tiled splashbacks, radiator, double glazed window to side elevation, extractor fan.

#### EXTERIOR

To the front, the property benefits from a driveway which provides off road parking for two vehicles as well as vehicular access to the single garage. There is an area of lawn and side gated access leads to the rear garden.

#### SINGLE GARAGE

Having up and over door, served by power and lighting.

#### REAR GARDEN

To the rear, the garden is predominantly laid to lawn, with shrub and bush borders and a raised decked seating area. The garden is fully enclosed by fencing and served by outside tap and lighting.

#### SERVICES

Mains gas, electricity, water and drainage are connected.

#### REFERENCE

19032025/28619975/AND





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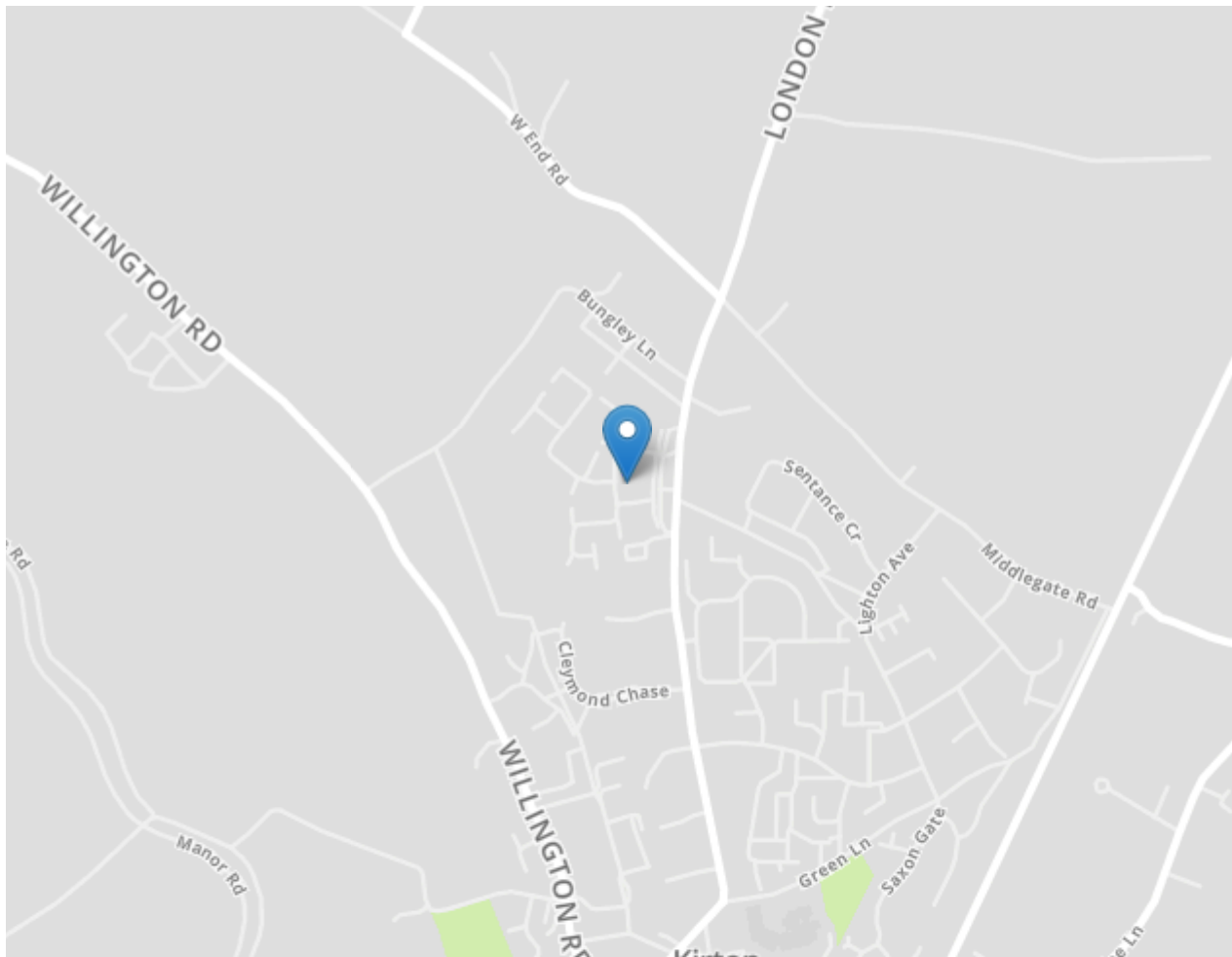
## AGENT'S NOTES

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.

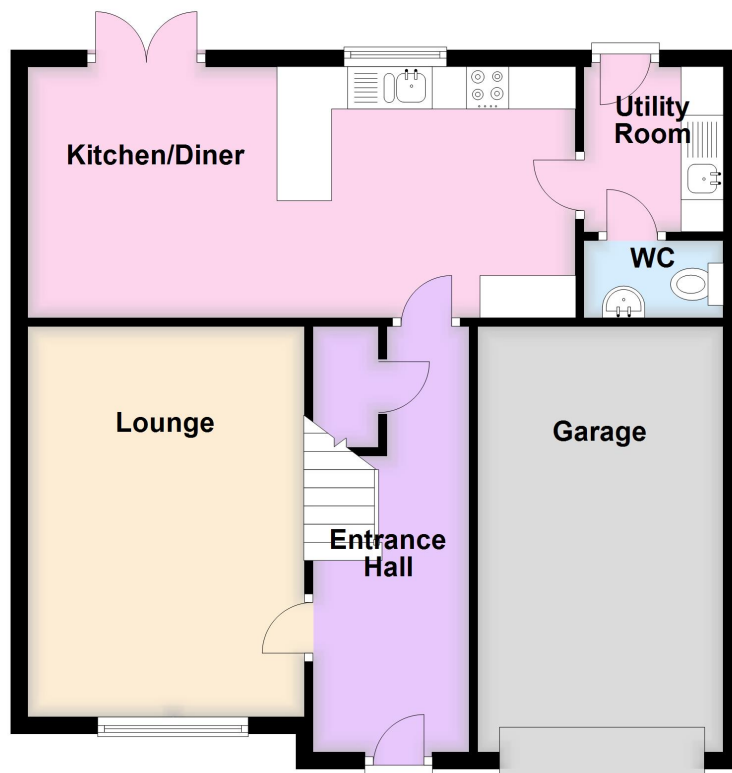


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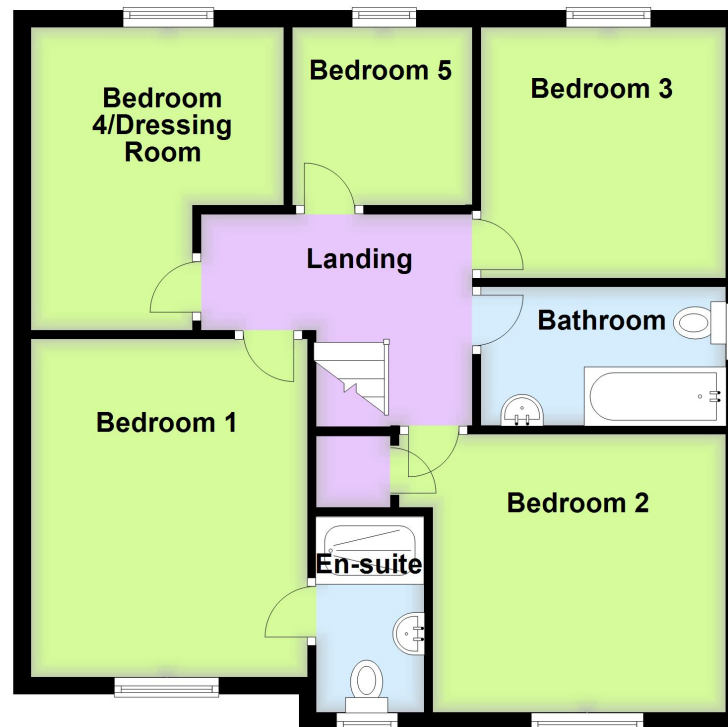
## Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



## First Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



Total area: approx. 130.9 sq. metres (1408.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(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	