



SHARMAN
BURGESS
FOR SALE
01205 361161

£169,950

59 Thomas Middlecott Drive, Kirton, Boston, Lincolnshire PE20 1HU

SHARMAN BURGESS

**59 Thomas Middlecott Drive, Kirton, Boston,
Lincolnshire PE20 1HU
£169,950 Freehold**

A well presented modern semi detached property situated in an extremely popular cul-de-sac location. Accommodation comprises an entrance lobby, lounge, kitchen, ground floor cloakroom, utility room, three bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include a single garage, front and rear gardens, uPVC double glazing and gas central heating.

ACCOMMODATION

ENTRANCE LOBBY

Having radiator, ceiling light point, staircase leading off, wall mounted thermostat control for central heating.

GROUND FLOOR CLOAKROOM

With pedestal wash hand basin with splashback, push button WC, extractor fan, radiator, ceiling light point.

LOUNGE

10' 1" x 17' 7" (3.07m x 5.36m)

Having window to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point, French doors leading to rear garden.



SHARMAN BURGESS



KITCHEN

17' 6" x 8' 3" (5.33m x 2.51m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units and drawer units, space for dishwasher, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, space for American style fridge freezer, tiled flooring, two radiators, ceiling recessed lighting, further ceiling light points, dual aspect windows.

UTILITY ROOM

Having counter top, plumbing for washing machine, vent for tumble dryer, wall mounted storage cupboard, wall mounted gas central heating boiler, extractor fan, ceiling light point, tiled floor, obscure glazed rear entrance door.

FIRST FLOOR LANDING

Having window to rear aspect, radiator, ceiling light point, access to roof space, airing cupboard with slatted linen shelving within.

BEDROOM ONE

12' 1" (maximum) x 10' 2" (maximum) (3.68m x 3.10m)

Having window to front aspect, radiator, ceiling light point, built in wardrobe and further over stairs storage .

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed shower and tiling within, push button WC, radiator, ceiling recessed lighting, extractor fan, obscure glazed window to front aspect.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' x 10' 3" (2.74m x 3.12m)

Having window to front aspect, radiator, ceiling light point, built-in storage cupboard.

BEDROOM THREE

9' x 7' 1" (2.74m x 2.16m)

Having window, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and tiled splashback, radiator, ceiling recessed lighting, extractor fan, electric shaver point, obscure glazed window to the rear aspect.

EXTERIOR

The property benefits from a small lawned front garden with access to the front door.

To the rear is an enclosed garden laid to low maintenance paving. The garden is enclosed by fencing and served by an external tap and lighting.

SINGLE GARAGE

Situated within a block of two single garages to the right hand side of the pair of semi detached properties, with tarmac driveway to the front of the garage providing parking space. The garage has an up and over door and is served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

19032026/30147046/ROD



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

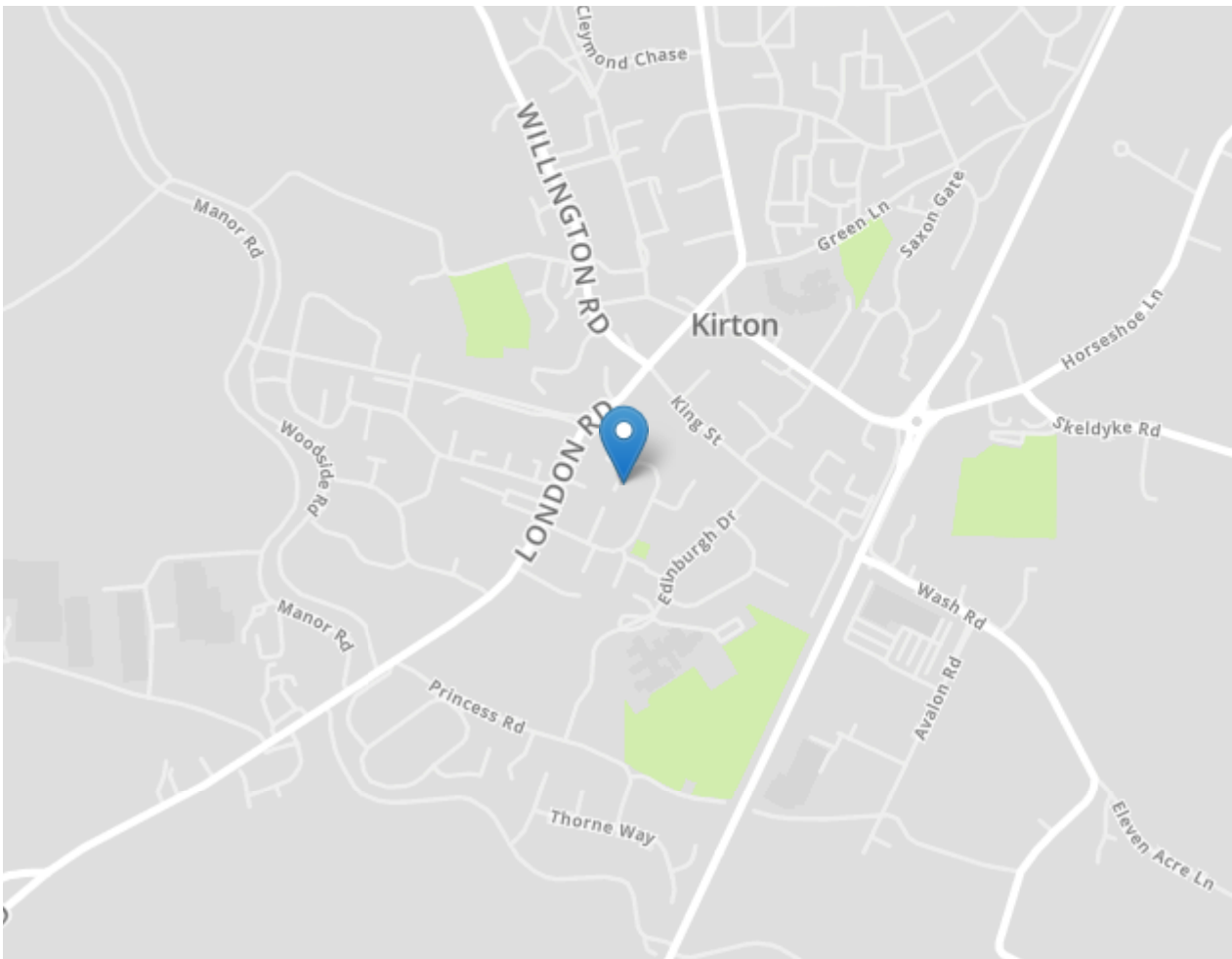
AGENT'S NOTES

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.

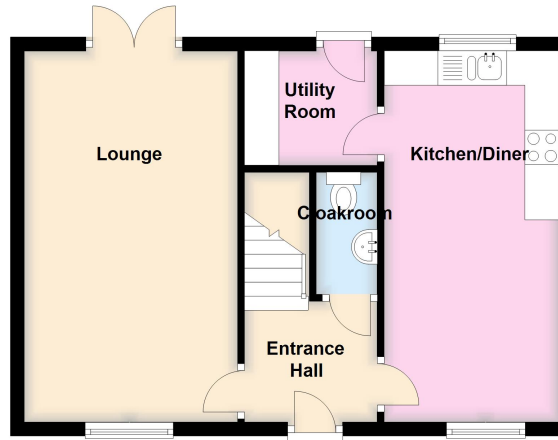
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

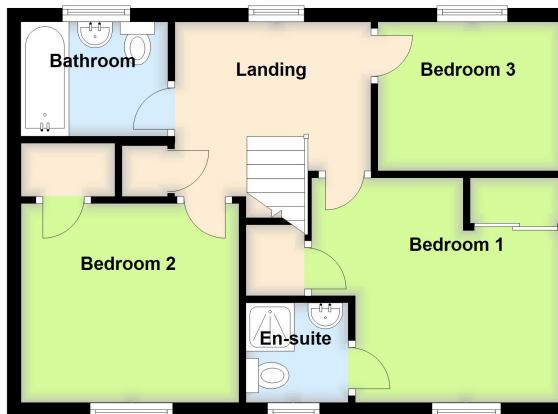
Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 85.3 sq. metres (918.6 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC