



£199,950

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

SHARMAN BURGESS

**50 Thomas Middlecott Drive, Kirton, Boston,
Lincolnshire PE20 1HU**
£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having sealed unit double glazed front entrance door with external canopy and lighting, radiator, central heating thermostat, staircase leading off with built-in storage cupboard beneath.

CLOAKROOM

Being fitted with a white suite comprising dual flush WC, pedestal hand basin with tiled splashback, radiator, recessed spotlight to ceiling.

LOUNGE

14' 6" x 10' 6" (4.42m x 3.20m)

Having radiator.

A superbly presented, modern, three bedroomed semi detached house pleasantly situated overlooking an open green space within walking distance of the centre of this well served and popular village. Gas centrally heated accommodation comprising entrance hall, downstairs WC, lounge, fitted dining kitchen with both en-suite and family bathrooms. Garage and driveway. Fully enclosed rear garden.



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DINING KITCHEN

17' 6" x 10' 8" (5.33m x 3.25m)

Being fitted with a good range of units comprising work surfaces complimented by tiled splashbacks and incorporating an inset single drainer sink unit, base cupboards and drawers together with matching wall mounted cupboards. Integrated gas hob with electric oven beneath and fume extractor hood above, plumbing for automatic washing machine, two radiators, recessed spotlighting to ceiling, Glow Worm wall mounted gas central heating boiler, uPVC double glazed French doors leading to the rear garden..

STAIRS & FIRST FLOOR LANDING

Having smoke alarm, radiator, built-in airing cupboard housing the hot water cylinder with immersion heater, access to the partially boarded roof space with lighting.

MASTER BEDROOM (FRONT)

12' 4" x 11' 5" (maximum) (3.76m x 3.48m)

Having radiator.

EN-SUITE SHOWER ROOM

Being fitted with a white suite comprising shower cubicle with built-in mixer shower, hand basin with tiled splashback, dual flush WC, radiator, recessed spotlighting to ceiling, extractor fan.

BEDROOM TWO (REAR)

10' 0" x 9' 9" (maximum) (3.05m x 2.97m)

Having built-in wardrobe, radiator.

BEDROOM THREE (FRONT)

7' 6" x 7' 6" (2.29m x 2.29m)

Having radiator.



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BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m)

Being fitted with a white suite comprising panelled bath with tiled splash surround and mixer taps with shower attachment, pedestal hand basin, dual flush WC, extractor fan, radiator, recessed spotlighting to ceiling.

EXTERIOR

The property benefits from a fully enclosed rear garden comprising good sized paved patio served by exterior lighting and cold water tap, complimented by a turfed lawn with ornamental flower border.

SINGLE GARAGE

Of brick construction with electric remote roller door, personnel door providing access directly from the rear garden, four power points, electric lighting.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. uPVC double glazed windows throughout. The property is also fitted with PVC soffits and fascias for ease of maintenance.

REFERENCE

21052025/29087301/CAV



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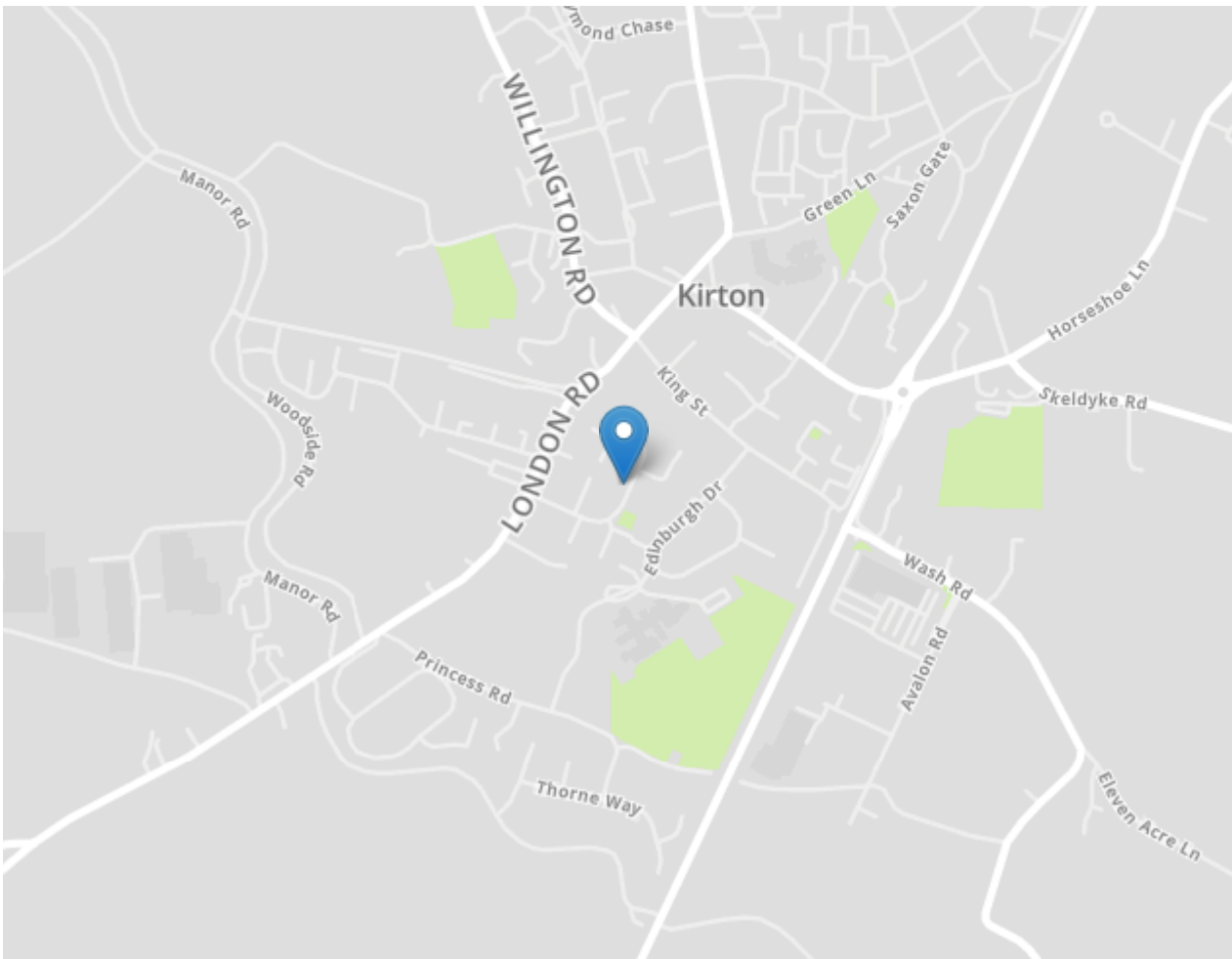
AGENT'S NOTES

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.

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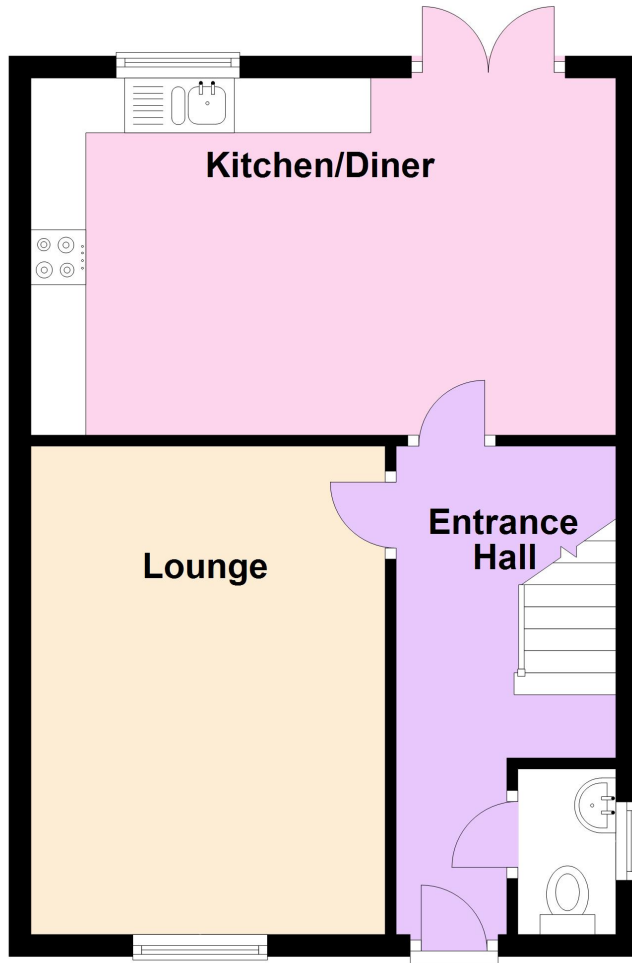
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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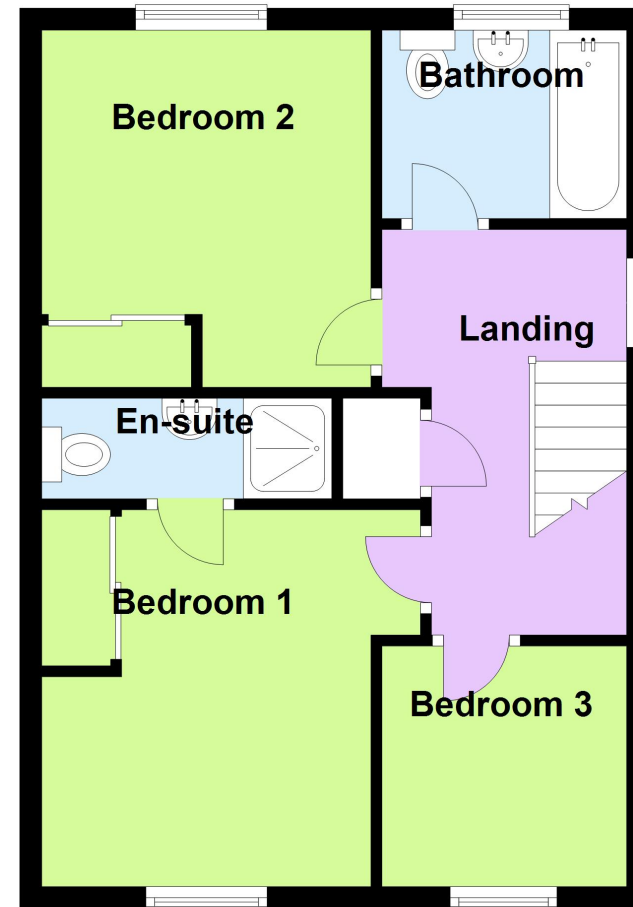
Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	77	
(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	