



SHARMAN
BURGESS
FOR SALE
01205 361161

£190,000

5 Ostler Walk, Kirton, Boston, Lincolnshire PE20 1GB

SHARMAN BURGESS

5 Ostler Walk, Kirton, Boston, Lincolnshire
PE20 1GB
£190,000 Freehold

ACCOMMODATION

ENTRANCE LOBBY

Having a partially obscure glazed front entrance door, staircase leading off, window to side aspect, radiator, ceiling light point, electric fuse box.

LOUNGE

14' 4" (maximum) x 14' 2" (maximum) (4.37m x 4.32m)

Having dual aspect windows, two radiators, ceiling light point, TV aerial point, under stairs storage cupboard.

A modern detached house situated in the sought after and well served village of Kirton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance lobby, lounge, kitchen diner, three bedrooms to the first floor and a family bathroom. Further benefits include a ground floor cloakroom, gas central heating, uPVC double glazed windows, block paved driveway and an enclosed garden to the rear.



SHARMAN BURGESS



KITCHEN DINER

14' 0" (maximum) x 12' 0" (maximum) (4.27m x 3.66m)
Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for electric cooker, plumbing for automatic washing machine, window to rear aspect, ceiling light point, radiator, extractor fan, wall mounted Vaillant gas central heating boiler.

REAR ENTRANCE LOBBY

Having partially glazed rear entrance door, radiator, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with mixer tap and tiled splashback, radiator, ceiling light point, obscure glazed window.

STAIRS AND LANDING

With stairs rising from entrance lobby.

BEDROOM ONE

13' 8" (maximum) x 10' 9" (maximum) (4.17m x 3.28m)
Having window to front aspect, radiator, ceiling light point.

BEDROOM TWO

12' 4" (maximum) x 10' 9" (maximum) (3.76m x 3.28m)
Having window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

10' 2" (maximum) x 8' 3" (maximum) (3.10m x 2.51m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobe with hanging rail within.

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted mains fed shower above, push button WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, obscure glazed window to rear aspect, ceiling light point, extractor fan, built-in airing cupboard housing a Vaillant hot water tank. Two roof mounted solar panels assist the tank with heating water.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the block paved driveway which provides parking.

To the rear, the garden is initially laid to a paved patio seating area with railway sleeper border leading to an area of lawn. The garden houses a timber shed and is fully enclosed by fencing and served by outside lighting.

SERVICES

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

REFERENCE

13032024/27699700/WAR



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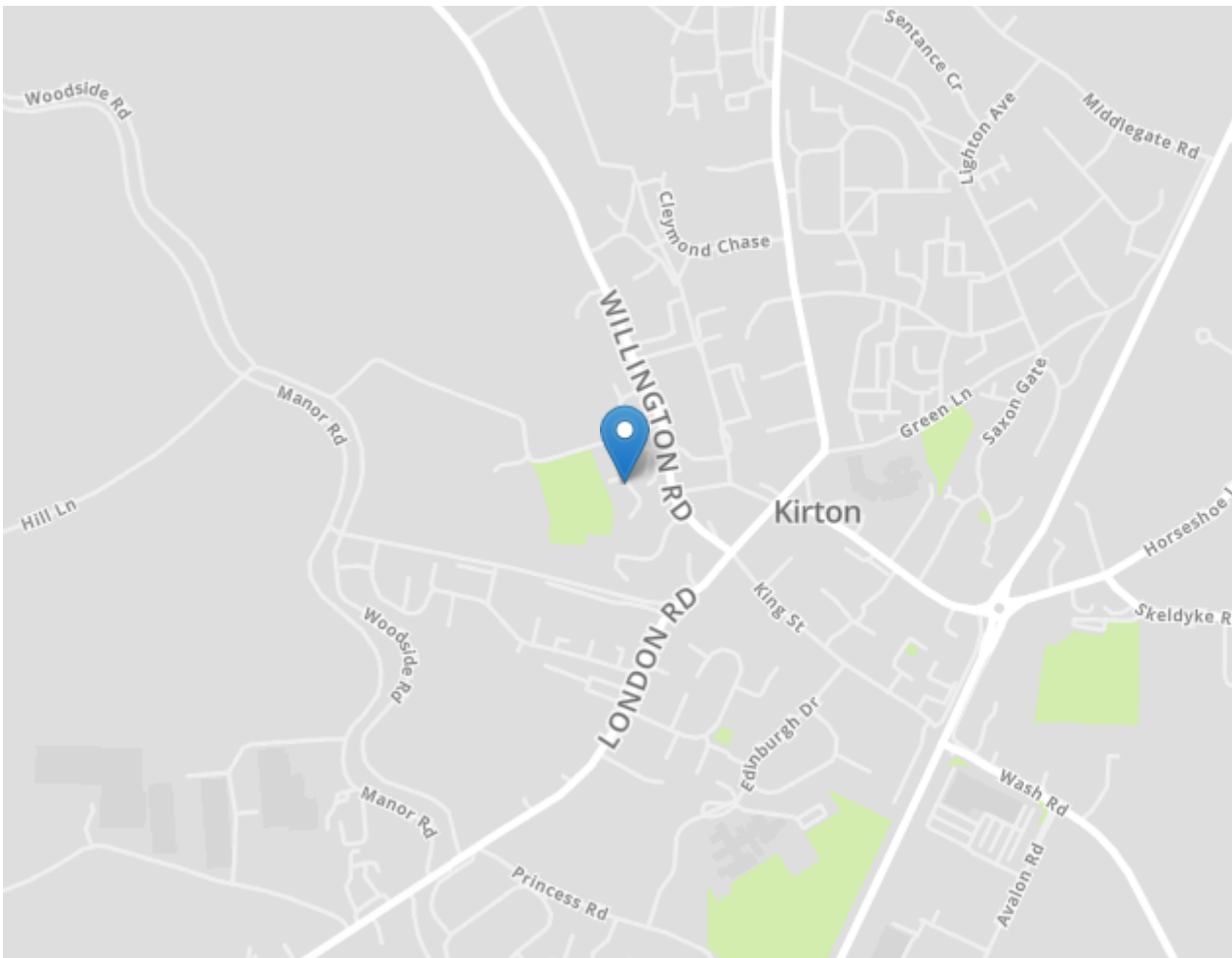
AGENT'S NOTES

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.

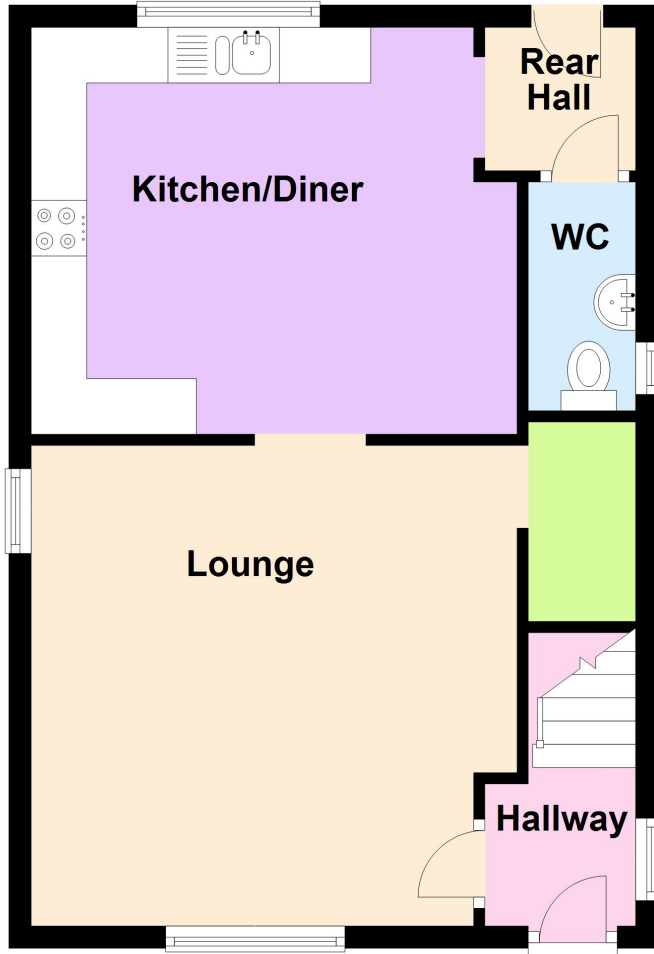
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

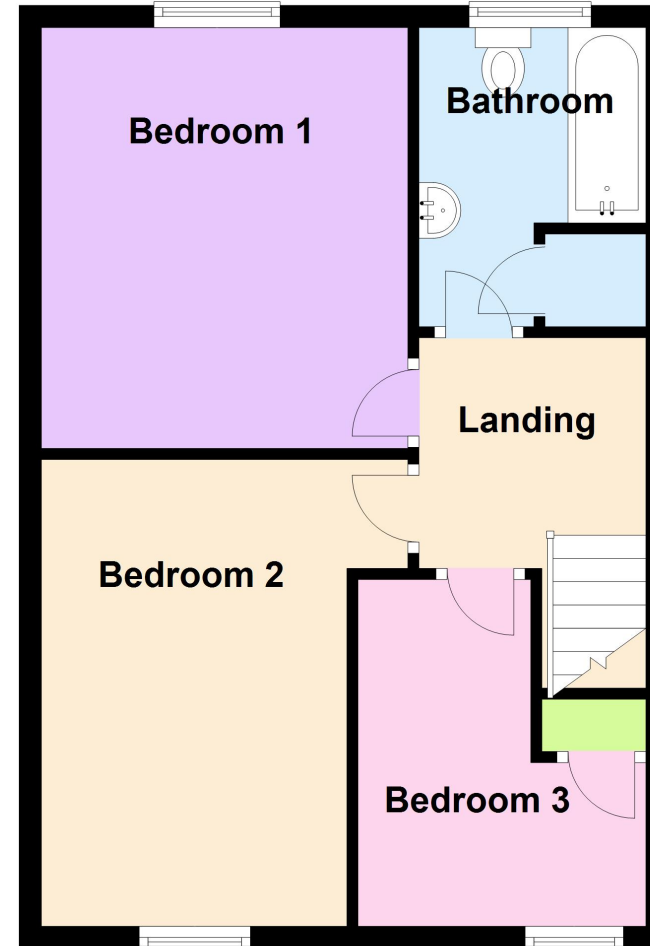
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 87.8 sq. metres (944.6 sq. feet)



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



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