



£150,000

14 Jessop Court, Kirton, Boston, Lincolnshire PE20 1AN

SHARMAN BURGESS

**14 Jessop Court, Kirton, Boston, Lincolnshire
PE20 1AN
£150,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, wood laminate flooring, staircase leading off, storage cupboard, radiator, telephone point.

KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset one and half bowl stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven and four ring gas hob with tiled splashbacks and stainless steel extractor hood above, space for upright fridge freezer, radiator, double glazed window to front aspect.

A modern three bedroomed end of terrace property situated in the popular and well served village of Kirton, ideally suited for FIRST TIME BUYERS or BUY TO LET INVESTORS. Accommodation comprises an entrance hall, kitchen, lounge diner, ground floor cloakroom, to the first floor are three bedrooms and a family shower room. Further benefits include two allocated parking spaces, enclosed low maintenance rear garden and gas central heating.



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LOUNGE DINER

12' 2" x 15' 6" (maximum) (3.71m x 4.72m)

With double glazed window to rear aspect, patio doors to rear aspect, radiator, TV aerial point, electric fireplace.

GROUND FLOOR CLOAKROOM

Being fitted with a low level WC, wall mounted wash hand basin with tiled splashback, radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

With access to roof space, airing cupboard housing the central heating boiler and slatted shelving within.

BEDROOM ONE

11' 4" (excluding wardrobe) x 8' 8" (3.45m x 2.64m)

Having double glazed window to front aspect, radiator, TV aerial point.

BEDROOM TWO

9' 0" x 8' 8" (2.74m x 2.64m)

Having double glazed window to rear aspect, radiator.

BEDROOM THREE

7' 2" x 6' 6" (2.18m x 1.98m)

Having double glazed window to front aspect, radiator, over stairs storage cupboard.

SHOWER ROOM

Being fitted with a shower cubicle with mains fed shower within, low level WC, pedestal wash hand basin, partly tiled walls, radiator, extractor fan, double glazed window to rear aspect.



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EXTERIOR

To the front, the property benefits from a small low maintenance garden enclosed by wrought iron railings and hand gate. The property benefits from two allocated parking spaces to the front of the property. Gated access leads to the rear garden which is fully enclosed by fencing and laid to low maintenance raised timber decking and gravel, with parcel of lawn and a timber shed.

SERVICES

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

REFERENCES

06082024/28044175/PAY



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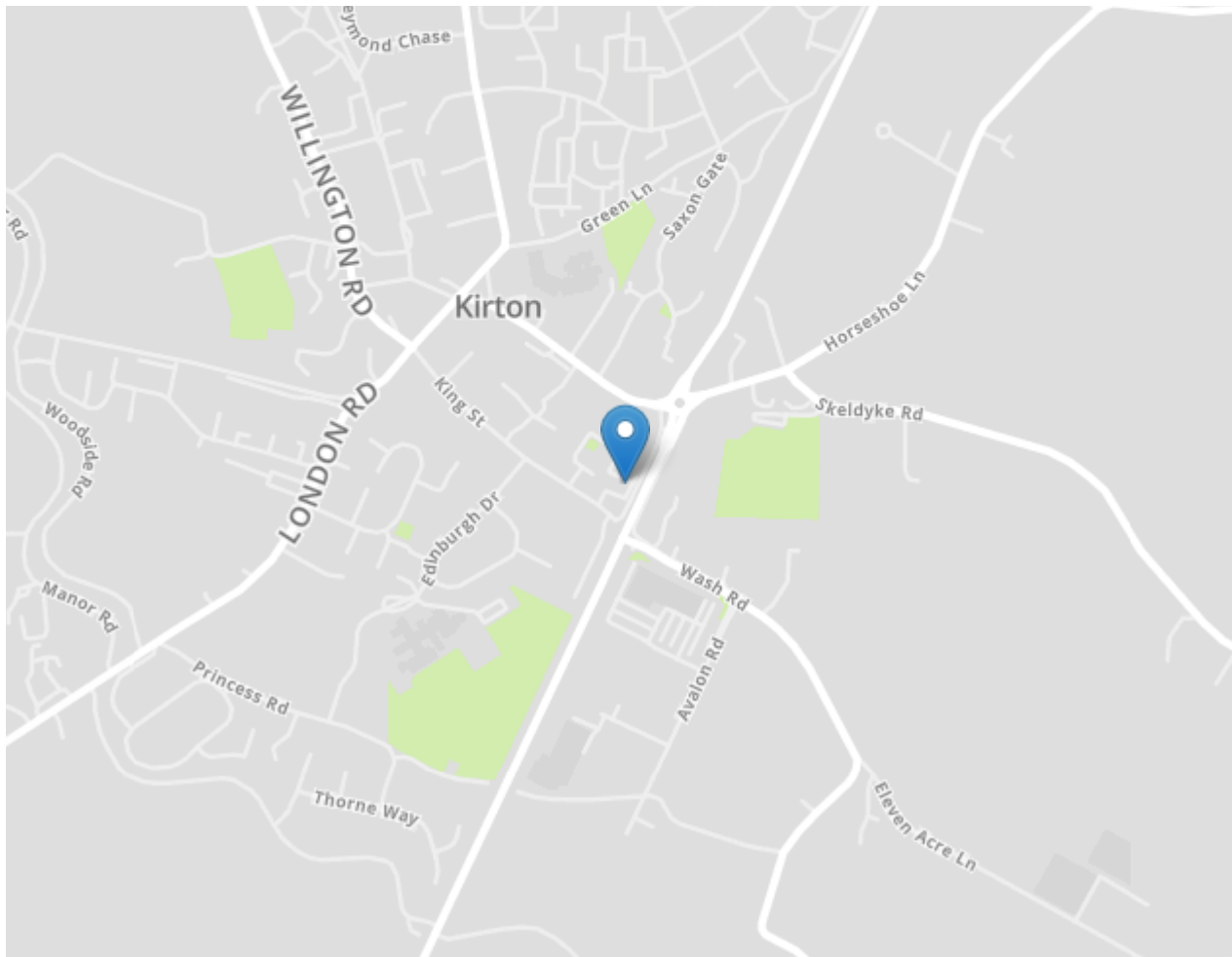
AGENT'S NOTES

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.

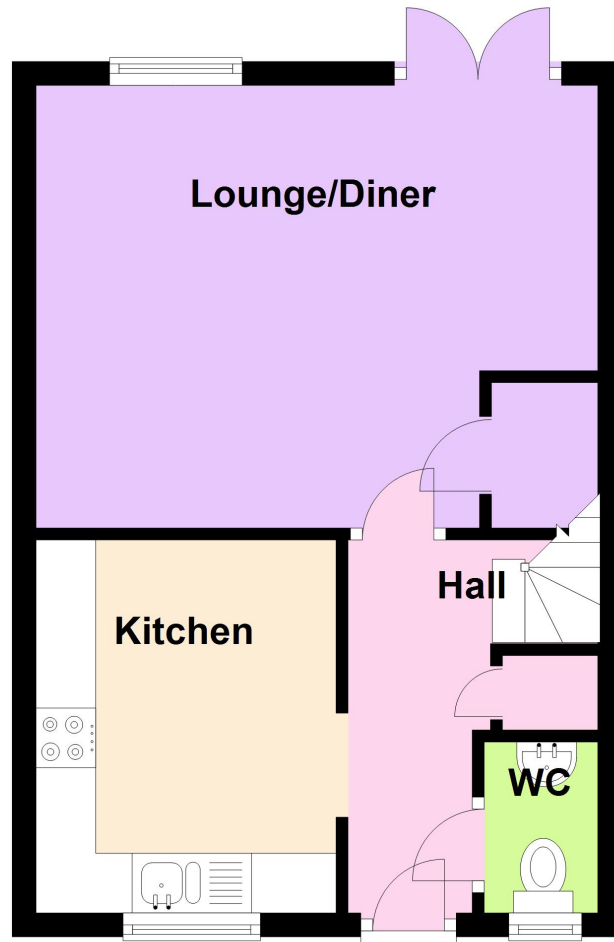
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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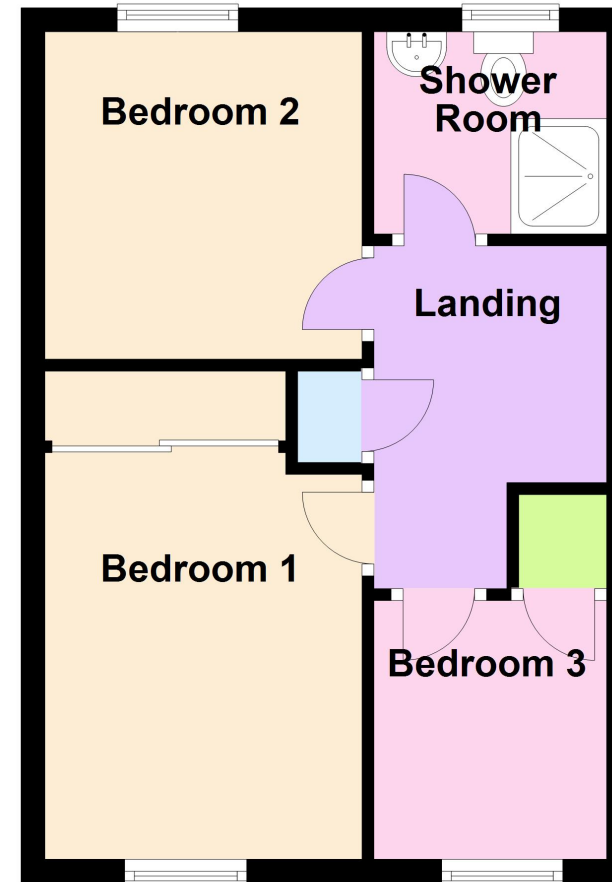
Ground Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 65.3 sq. metres (702.4 sq. feet)

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