



£199,950

36a Horseshoe Lane, Kirton, Boston, Lincolnshire PE20 1LJ

SHARMAN BURGESS

**36a Horseshoe Lane, Kirton, Boston,
Lincolnshire PE20 1LJ**
£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

16' 5" x 7' 2" (5.00m x 2.18m)

Having partially obscure glazed side entrance door with obscure glazed window to the side, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat, walk-in cloakroom with wall mounted shelving and electric fuse box within, airing cupboard housing the hot water cylinder with immersion heater and slatted linen shelving within.

LOUNGE

19' 0" (maximum) x 11' 10" (5.79m x 3.61m)

Having dual aspect windows, three radiators, coved cornice, two ceiling light points, wall mounted gas fire, TV aerial point.

A good sized detached bungalow with larger than average driveway and a detached garage, in need of some modernisation and improvement but offering great potential. Accommodation comprises an entrance hall, lounge, breakfast kitchen, two double bedrooms, wet room and separate WC. Further benefits include uPVC double glazing, gas central heating and low maintenance rear garden. The property is offered for sale with NO ONWARD CHAIN.



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BREAKFAST KITCHEN

10' 5" x 13' 0" (3.17m x 3.96m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, plumbing for automatic washing machine, space for cooker, window to front elevation, partially obscure glazed entrance door, ceiling mounted strip light, radiator, Glow Worm floor mounted gas central heating boiler with digital timer.

BEDROOM ONE

11' 3" (maximum) x 12' 0" (maximum including built-in wardrobes) (3.43m x 3.66m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes with hanging rail and shelving within.

BEDROOM TWO

12' 0" (maximum) x 11' 0" (maximum including built-in wardrobes) (3.66m x 3.35m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within.

WET ROOM

Having shower area with wall mounted mains fed shower, pedestal wash hand basin, non-slip flooring, radiator, extended tiled splashbacks, electric shaver point, obscure glazed window to side elevation, ceiling light point.

SEPARATE WC

Having WC, wash hand basin, obscure glazed window to side elevation, ceiling light point.



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EXTERIOR

To the front, the property is served by a larger than average driveway which provides ample off road parking, hardstanding and turning space and is served by outside lighting. There is a low level wall to the front boundary and plant and shrub borders. The driveway extends to the left hand side of the bungalow providing further parking as well as vehicular access to the: -

DETACHED GARAGE

17' 10" (maximum) x 9' 4" (5.44m x 2.84m)

Having electric roller door, window to rear elevation, served by power, lighting and cold water tap.

REAR GARDEN

Being initially laid to a low maintenance gravelled area and paved seating area. There are two additional sections of garden which the current owner has used for the cultivation of vegetables. The garden houses a timber shed and 6ft x 8ft glasshouse which are to be included in the sale. The garden is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26082025/29448309/HAL



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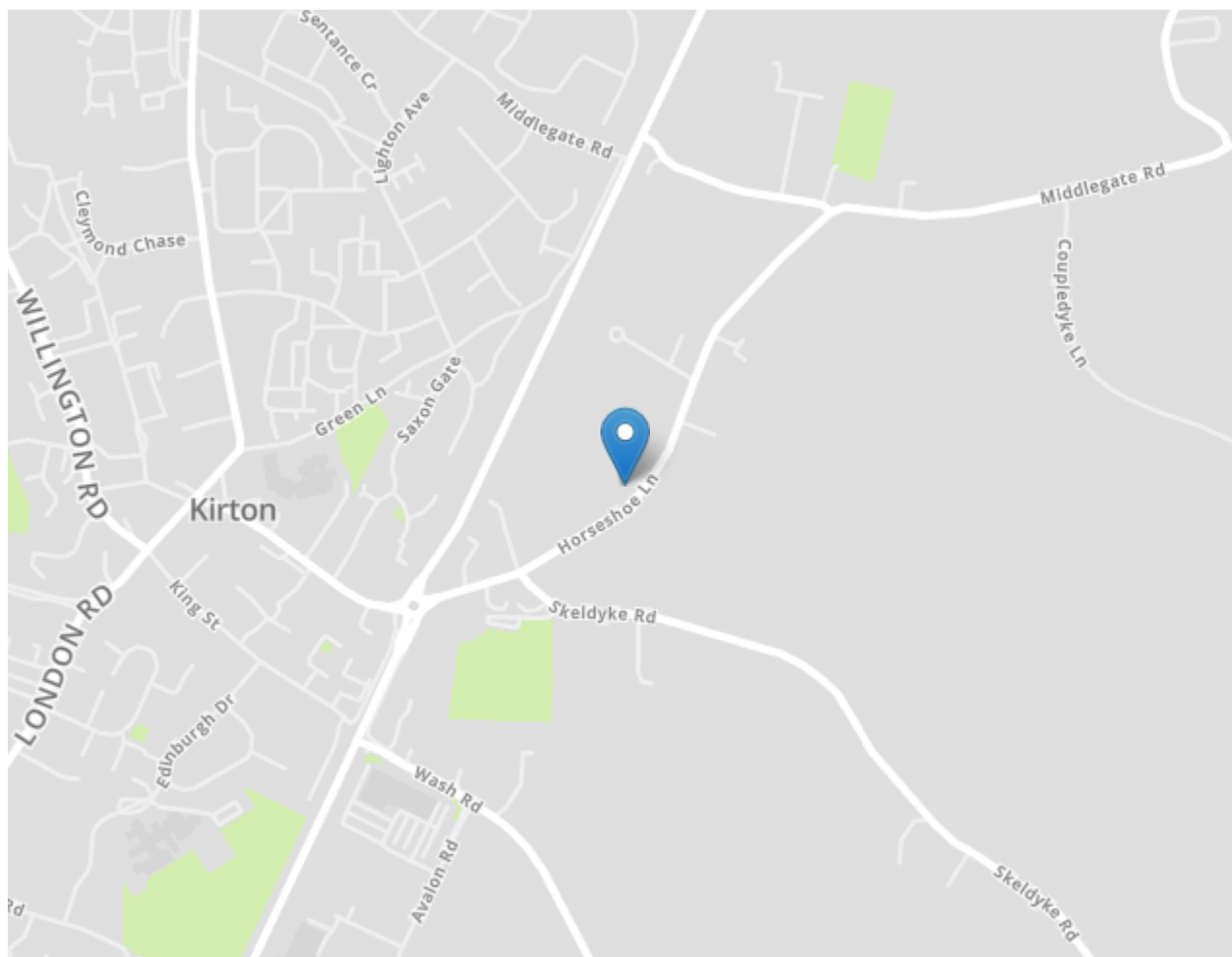
AGENT'S NOTES

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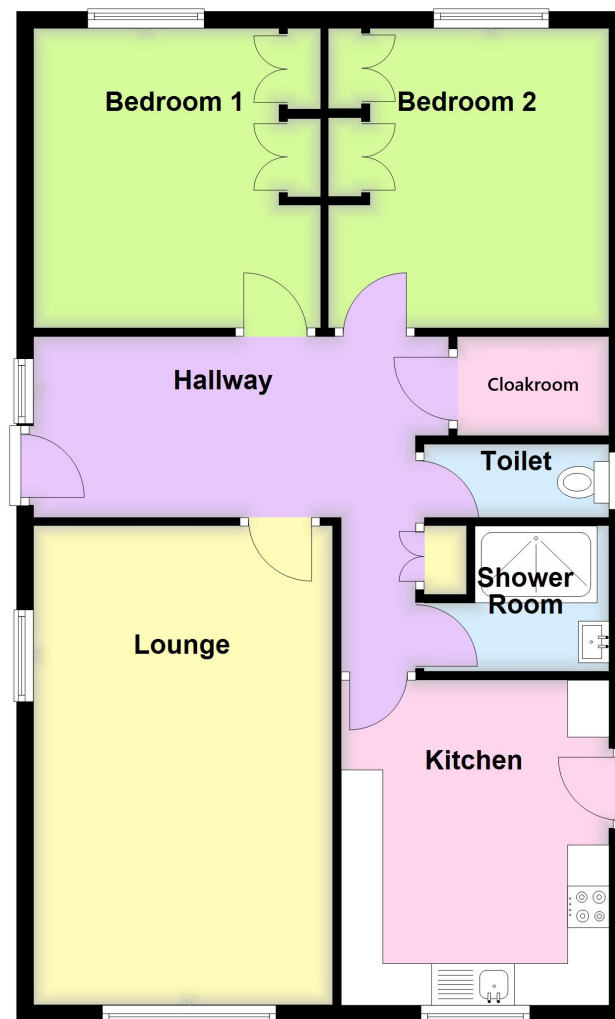
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 81.5 sq. metres (876.7 sq. feet)



Total area: approx. 81.5 sq. metres (876.7 sq. feet)

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