



£179,950

14 Nightingale Road, Kirton, Boston, Lincolnshire PE20 1FA

SHARMAN BURGESS

**14 Nightingale Road, Kirton, Boston,
Lincolnshire PE20 1FA
£179,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, wood effect tiled floor, radiator, ceiling light point, wall mounted electric fuse box.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, WC, wood effect tiled floor, radiator, ceiling light point, obscure glazed window to front elevation.

A modern three bedroomed semi detached property situated in the popular and well served village of Kirton. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, three bedrooms to the first floor, en-suite to bedroom one and a family bathroom. Further benefits include a driveway, enclosed garden to the rear and gas central heating.



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LOUNGE

14' 2" (maximum) x 12' 1" (maximum) (4.32m x 3.68m)

Having wood effect laminate flooring, ceiling light point, radiator, TV aerial point.

KITCHEN DINER

15' 3" x 8' 10" (4.65m x 2.69m)

Having roll edge work surfaces with matching upstands, stainless steel one and half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated fume extractor above, plumbing for dishwasher, plumbing for automatic washing machine, wood effect ceramic tiled floor, two ceiling light points, concealed Ideal gas central heating boiler, window to rear elevation, French doors leading out to the rear garden.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in linen cupboard with slatted linen shelving within.

BEDROOM ONE

12' 0" (maximum) x 9' 6" (maximum) (3.66m x 2.90m)

Having window to front elevation, wood effect laminate flooring, ceiling light point, built-in wardrobe, built-in over stairs storage cupboard.



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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 within, push button WC, extractor fan, ceiling light point, obscure glazed window to front elevation, ceramic tiled floor.

BEDROOM TWO

9' 2" x 7' 6" (2.79m x 2.29m)

Having window to rear elevation, wood effect laminate flooring, radiator, ceiling light point.

BEDROOM THREE

7' 6" x 5' 9" (2.29m x 1.75m)

Having window to rear elevation, radiator, ceiling light point, wood effect laminate flooring.

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and tiled splashback, pedestal wash hand basin, push button WC, tiled floor, radiator, ceiling light point, extractor fan, obscure glazed window to side elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which extends to the right hand side of the property and provides off road parking.

REAR GARDEN

Being fully enclosed and predominantly laid to lawn.

AGENTS NOTE

Prospective purchasers should be aware that there is currently an annual service charge of £184 per year, payable to Encore for the maintenance and upkeep of unadopted roads, walkways and communal areas.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

15092025/29540052/GLA



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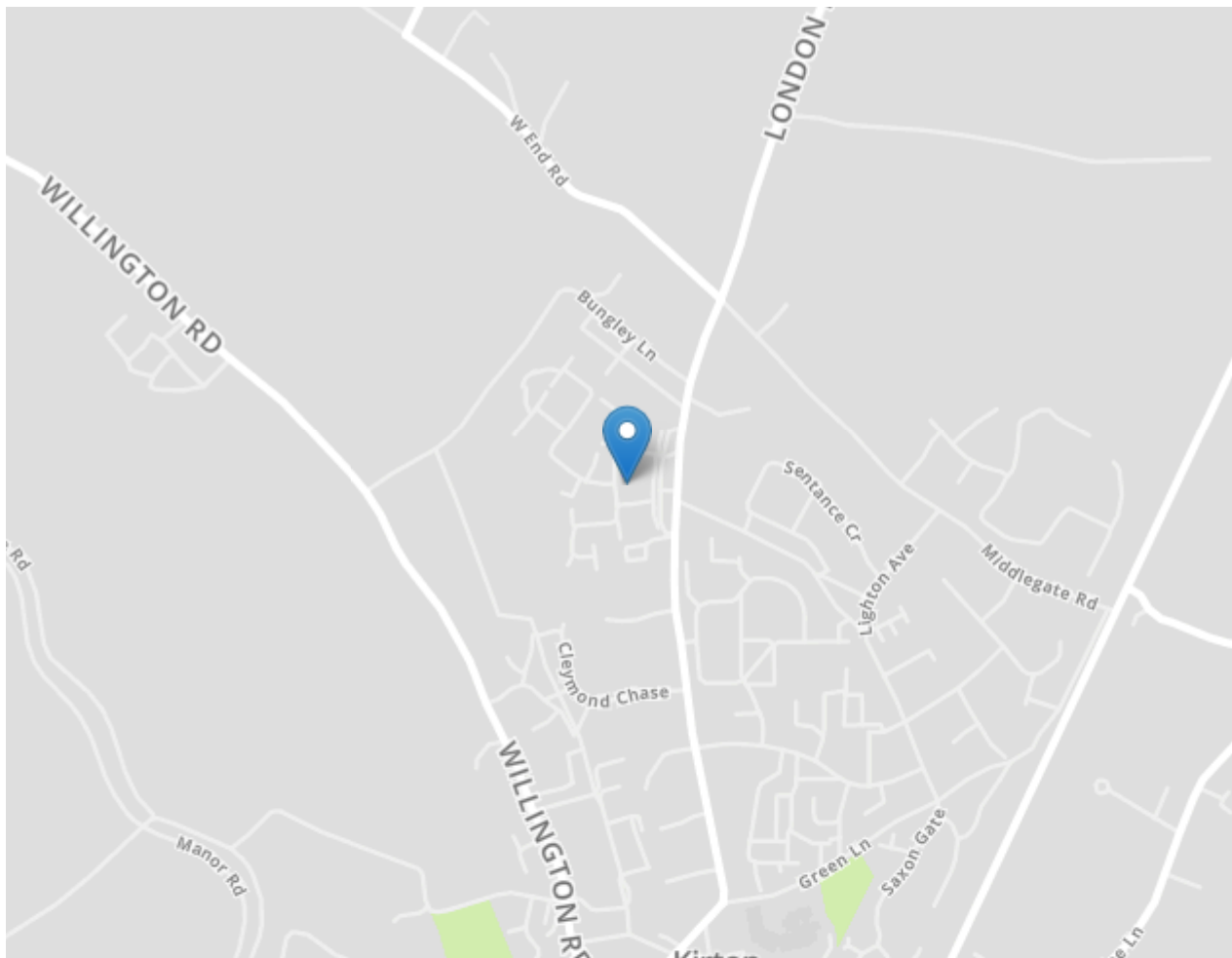
AGENT'S NOTES

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.

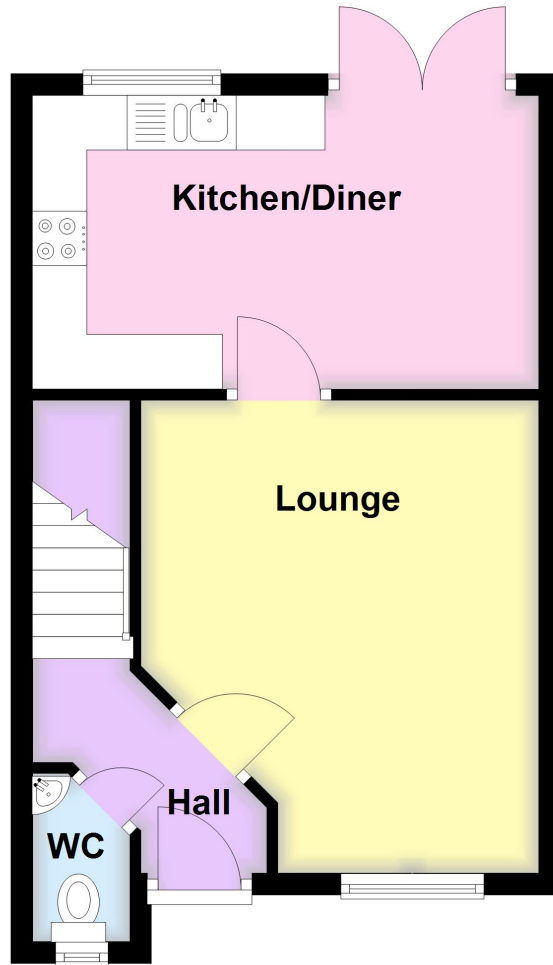
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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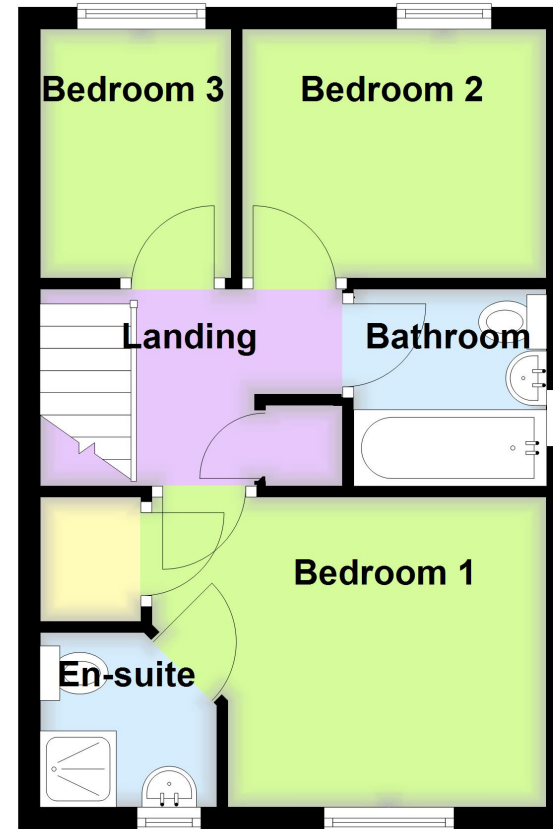
Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	93	95
(81-91)	B		
(69-80)	C		
(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	