



£194,950

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

SHARMAN BURGESS

**52 Thomas Middlecott Drive, Kirton, Boston,
Lincolnshire PE20 1HU**
£194,950 Freehold

ACCOMMODATION

With partially obscure glazed front entrance door leading in the entrance hall.

ENTRANCE HALL

With staircase leading to the first floor, radiator, ceiling light point and a wall mounted thermostat for the central heating.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC and a pedestal wash hand basin with tiled splash back. Radiator, tiled floor, obscure glazed window and a ceiling light point.

A semi-detached property situated in the sought after and well served village of Kirton comprising hallway, downstairs cloakroom, kitchen diner and a lounge. To the first floor are three bedrooms, an ensuite to bedroom one and a family bathroom. Further benefits include single garage to the rear, enclosed rear garden and gas central heating.



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LOUNGE

14' 6" x 10' 6" (4.42m x 3.20m) (both maximum measurements)
Having a window to the front aspect, two radiators, ceiling light point, wall light point and a television aerial point.

KITCHEN DINER

10' 7" x 17' 6" (3.23m x 5.33m)
Having roll edge work surfaces with tiled splash backs, inset one and a half stainless steel sink and drainer unit with mixer tap, a range of base level storage units and drawer units, plumbing for an automatic washing machine, integrated oven and grill, four ring gas hob, stainless steel illuminated fume extractor, matching eye level wall units, wall mounted Glow Worm gas central heating boiler, tiled floor, window to the rear aspect, French doors leading to the garden, ceiling recessed lighting, ceiling light point and two radiators.

FIRST FLOOR LANDING

Having access to the roof space and a window to the side aspect. Airing cupboard housing the hot water cylinder and controls for hot water and central heating.

BEDROOM ONE

12' 4" x 11' 5" (3.76m x 3.48m) (both maximum measurements)
Having a window to the front aspect, radiator, ceiling light point and a built-in wardrobe.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with tiled splash back and a shower cubicle with a wall mounted mains fed shower and a bi-fold shower screen. Tiled floor, radiator, ceiling recessed lighting and an extractor fan.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

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

Having a window to the rear aspect, radiator, ceiling light point and a built-in wardrobe.

BEDROOM THREE

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

Having a window to the front aspect, radiator and a ceiling light point.

BATHROOM

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

Having a three piece suite comprising pedestal wash hand basin, WC and a panelled bath. Radiator, ceiling recessed lighting, extractor fan and an obscure glazed window to the rear aspect.

EXTERIOR

The property benefits from an enclosed rear garden, with paved seating area and a further lawned section with beds and borders containing plants and shrubs. There is a small vegetable garden to the rear.

SINGLE GARAGE

Sited to the rear of the property. Served with an up and over door, power and lighting and uPVC personnel door to the garden.

SERVICES

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

REFERENCE

070422/CAR



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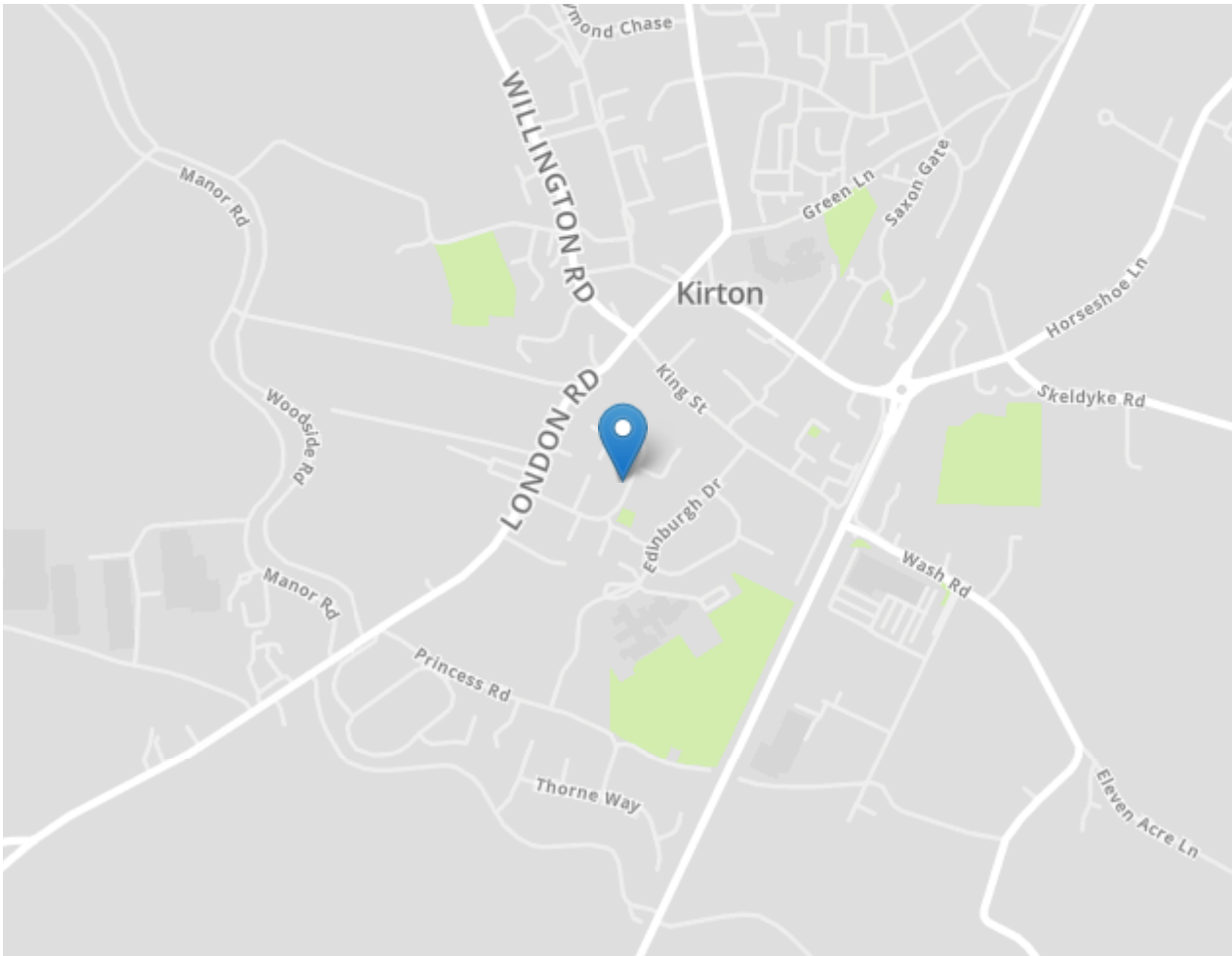
AGENT'S NOTES

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.

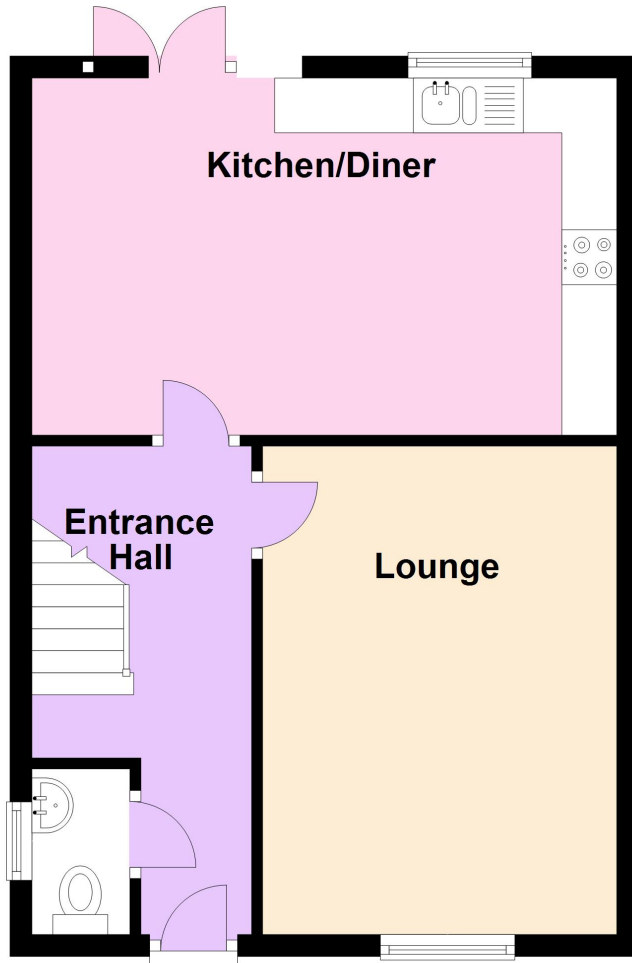
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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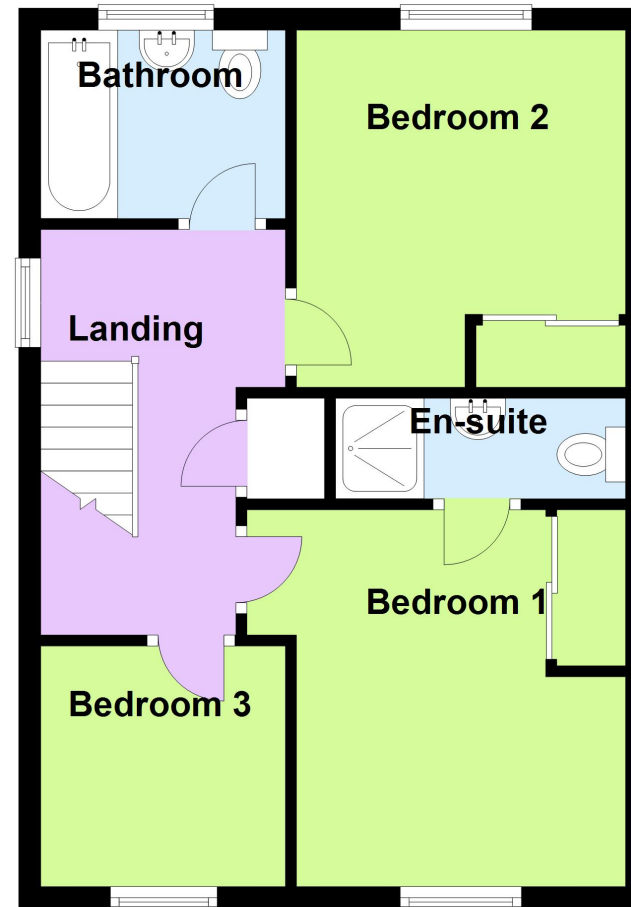
Ground Floor

Approx. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	89
(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			