



**£380,000**

8 Hansard Way, Kirton, Boston, Lincolnshire PE20 1QN

**SHARMAN BURGESS**

**8 Hansard Way, Kirton, Boston, Lincolnshire  
PE20 1QN  
£380,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, staircase rising to the first floor landing, radiator with cover, coved cornice, ceiling mounted lighting. Door to: -

**STUDY**

13' 2" (maximum) x 9' 8" (maximum) (4.01m x 2.95m)

With window to front aspect, radiator, coved cornice, ceiling light point.

A stunning detached home having been heavily extended to the rear with the Agent urging potential purchasers not only to view the pictures but also to view the video online. The accommodation has been altered and improved by the current vendors to provide open plan modern living accommodation with the ground floor possibly catering to those with reduced mobility. The property benefits from an entrance hall, study, ground floor wet room, expansive open plan living area incorporating dining, kitchen, sitting and lounge areas. There is a further large ground floor room to the rear offering a variety of potential uses. On the ground floor there is also a utility room and ground floor playroom. To the first floor are five well proportioned bedrooms with bedroom two having an en-suite. The accommodation ends with a fabulous large bathroom with high specification level of finish. The property is extremely deceptive from the road side and the Agent would urge prospective purchasers to arrange to view in order to fully appreciate the accommodation on offer. Being offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**

### GROUND FLOOR WET ROOM

With a modern suite comprising WC with concealed cistern, wall mounted wash hand basin with mixer tap and storage beneath, shower area with wall mounted mains fed shower and hand held shower attachment, tiled floor with drainage and fully tiled walls, extractor fan, ceiling recessed lighting, obscure glazed window, heated towel rail.

### LARGE OPEN PLAN LIVING AREA

46' 4" (maximum) x 30' 3" (maximum) (14.12m x 9.22m)

Initially having a dining area with tiled floor, radiator, coved cornice, ceiling mounted lighting, space for large dining table. Open plan through to an additional section of seating and kitchen area. The kitchen itself is extensively fitted and well appointed and comprises Oak work surfaces with stainless steel splashbacks, integrated stainless steel sink and drainer unit with mixer tap and water filter, range of base level storage units, drawer units and matching eye level wall units, integrated appliances including twin induction hobs, twin Stoves ovens with grill and Miele steamer, plumbing for dishwasher, additional return Oak work surface with storage beneath and breakfast bar area. The work surfaces include three pull up four gang electric sockets. With the seating area is a feature large log burner and the Kitchen and seating area are both served with the same tiled flooring as that of the dining area and also have coved cornices and ceiling recessed lighting. Open plan through to the sitting room which has a continuation of the tiled flooring, coved cornice, ceiling recessed lighting, radiator serving both the dining area and sitting room. The sitting room also benefits from French doors with matching side panel leading to the rear patio area.



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### LARGE LIVING SPACE/BEDROOM

19' 6" x 16' 6" (5.94m x 5.03m)

With tiled floor, ceiling recessed lighting, power points, radiator, wall mounted sink with mixer tap. The vendor has informed the agent that there is also provision for a WC and hot and cold water to this area. The room also benefits from French doors leading to the rear patio.

### UTILITY ROOM

9' 4" x 6' 3" (2.84m x 1.91m)

With Oak work surfaces, fitted larder style unit, matching wall units, space for two standard height freezers, space for American style fridge freezer, plumbing for automatic washing machine, space for tumble dryer, wall mounted Vaillant gas central heating boiler, electric consumer unit, tiled walls, coved cornice, ceiling recessed lighting, obscure glazed entrance door.

### PLAY ROOM

15' 2" x 7' 4" (4.62m x 2.24m)

With window to front aspect, coved cornice, ceiling light point.

### FIRST FLOOR LANDING

With arched window to front aspect, radiator, coved cornice, access to roof space, ceiling light point.

### BEDROOM ONE

13' 9" (maximum) x 11' 10" (maximum) (4.19m x 3.61m)

With window to front aspect, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

10' 1" (maximum) x 12' 4" (maximum) (3.07m x 3.76m)

With window to rear aspect, radiator, coved cornice, ceiling light point.



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#### EN-SUITE WET ROOM

Being modern and well appointed and comprising a wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, wall mounted shower with further hand held shower attachment, tiled floor with drainage, fully tiled walls, extractor fan, recessed lighting, obscure glazed window to the rear.

#### BEDROOM THREE

14' 5" (maximum) x 11' 9" (maximum) (4.39m x 3.58m)  
With window to rear aspect, radiator, coved cornice, ceiling light point.

#### BEDROOM FOUR

6' 5" (maximum) x 9' 9" (maximum) (1.96m x 2.97m)  
With window to side aspect, radiator, coved cornice, ceiling light point.

#### BEDROOM FIVE

9' 9" x 6' 5" (2.97m x 1.96m)  
With window to front, radiator, coved cornice, ceiling light point.

#### FAMILY BATHROOM

Having a luxurious and beautifully presented family bathroom comprising a free standing bath with free standing tap and hand held shower attachment, WC with concealed cistern, wash hand basin with vanity unit beneath and a mixer tap. There is a shower area with wall mounted multi-jet shower and large ceiling mounted deluge shower head and fitted shower screen, fully tiled floor and walls, ceiling recessed lighting, obscure glazed window, heated towel rail, feature lighting to wall, ceiling and display niche above the bath.



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### EXTERIOR

To the front, the property benefits from a dropped kerb leading to a block paved driveway which provides ample off road parking and access to the front entrance door.

To the rear, the garden benefits from large block paved sections providing seating and entertaining space. The remainder of the garden is predominantly laid to lawn and is fully enclosed by fencing and served by outside lighting.

### SERVICES

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

### REFERENCE

09092024/28174402/MAR



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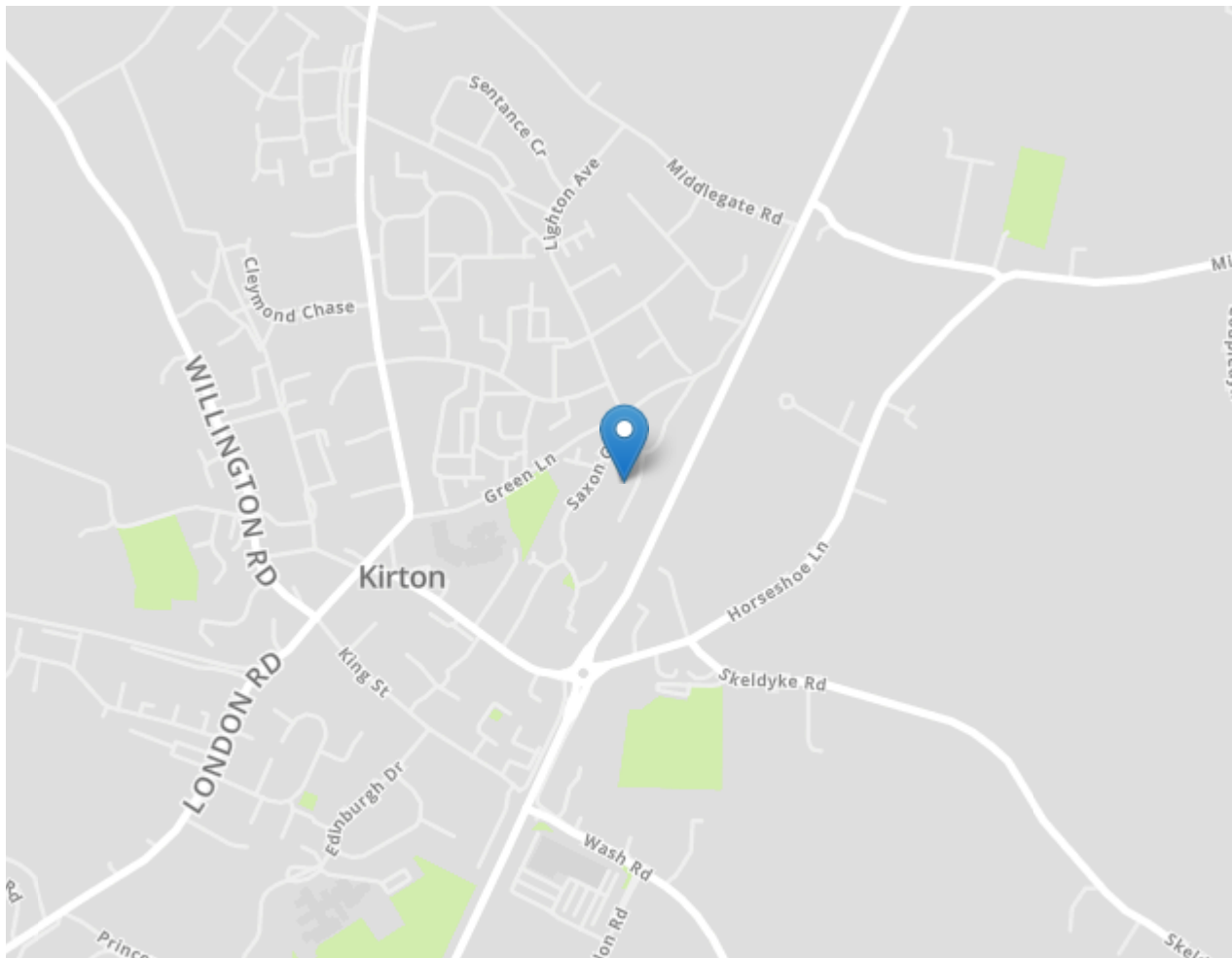
## AGENT'S NOTES

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.

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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.

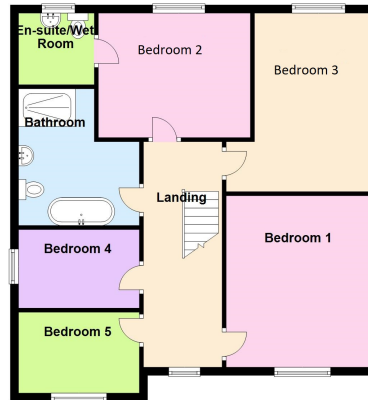


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 147.9 sq. metres (1592.0 sq. feet)



**First Floor**  
Approx. 77.4 sq. metres (833.0 sq. feet)



Total area: approx. 225.3 sq. metres (2425.0 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	