



£128,950

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

SHARMAN BURGESS

**16 Jessop Court, Kirton, Boston, Lincolnshire
PE20 1AN
£128,950 Freehold**

A modern mid terraced property with numbered allocated parking to the immediate rear, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a kitchen, ground floor cloakroom, open plan lounge diner, two bedrooms and family bathroom to the first floor. The property is served by gas central heating, uPVC double glazing and enclosed garden to the rear.

ACCOMMODATION

KITCHEN

10' 8" (maximum) x 10' 2" (maximum) (3.25m x 3.10m)
Having partially obscure glazed front entrance door, roll edge work surfaces with matching upstands, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with illuminated fume extractor above, window to front aspect, electric fuse box, ceiling light point, radiator, archway through to lounge diner, door to: -



SHARMAN BURGESS





GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, corner wash hand basin with mixer tap and tiled splashback, radiator, ceiling light point, extractor fan.

LOUNGE DINER

15' 8" (maximum) x 10' 9" (maximum) (4.78m x 3.28m)
Having French doors leading to the rear garden, two radiators, two ceiling light points, TV aerial point, wall mounted digital central heating control.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point, built-in boiler cupboard housing the Glow Worm gas central heating boiler.

BEDROOM ONE

10' 9" (maximum) x 10' 4" (maximum) (3.28m x 3.15m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM TWO

10' 9" x 6' 8" (maximum) (3.28m x 2.03m)
Having two windows to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

8' 6" x 4' 5" (2.59m x 1.35m)
Having panelled bath mixer tap and wall mounted mains fed shower above, WC, pedestal wash hand basin with mixer tap, tiled splashbacks, radiator, ceiling light point, extractor fan.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property benefits from a numbered allocated parking space to the immediate rear of the property. The rear garden initially comprises a paved area leading the remainder which is predominantly laid to lawn. The garden houses a timber storage shed, is fully enclosed by fencing and has a pathway and gate leading to the parking space.

AGENTS NOTE

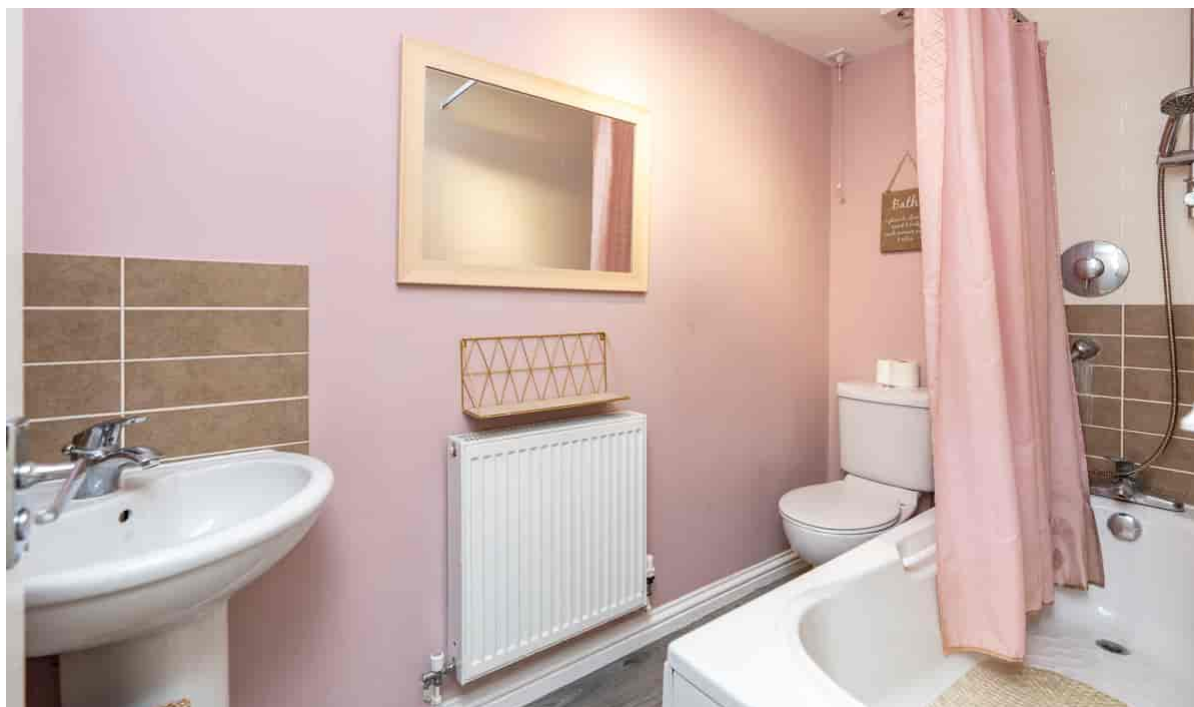
A service charge of approximately £14.84 per month is payable to HLM Property Management for the maintenance and upkeep of unadopted roads, walkways and communal areas.

SERVICES

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

REFERENCE

20092024/27978059/JAC



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

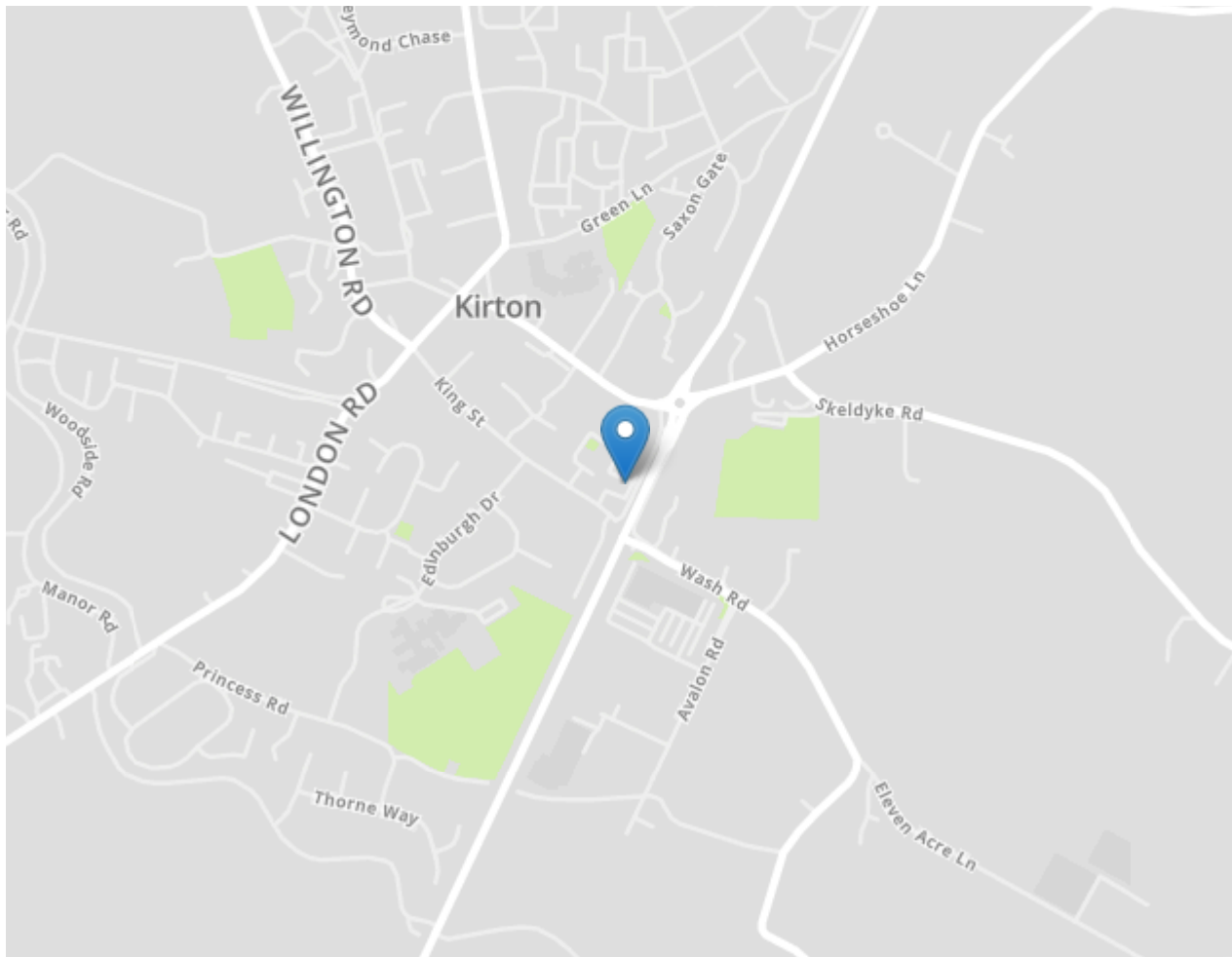
AGENT'S NOTES

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.

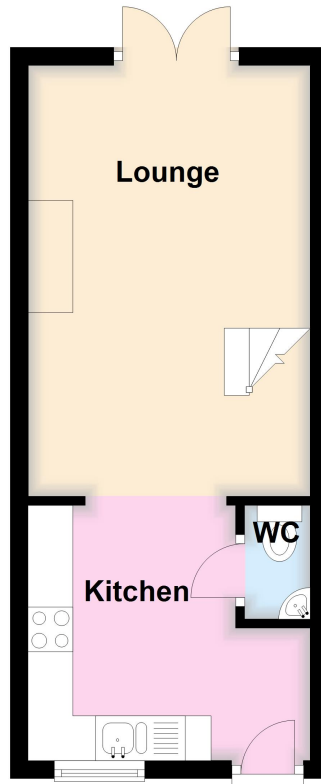
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

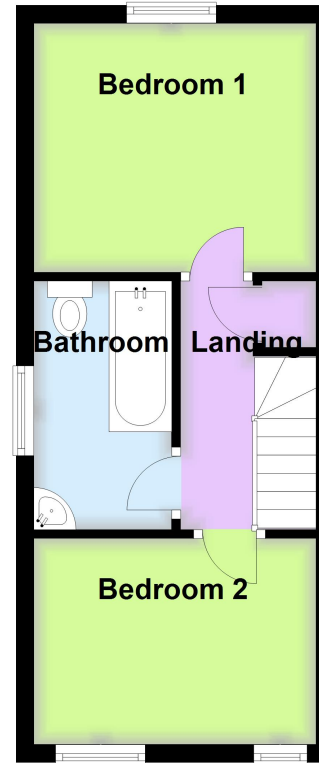
Ground Floor

Approx. 24.4 sq. metres (262.7 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 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+)	A		89
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	