



£285,000

7 Kirk Gardens, Boston, Lincolnshire PE21 9QG

SHARMAN BURGESS

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£285,000 Freehold

ACCOMMODATION

ENTRANCE HALL

With partly glazed front entrance door, staircase rising to first floor landing, coved cornice, doors to kitchen diner, study, lounge and downstairs cloakroom.

STUDY

10' 1" x 8' 0" (3.07m x 2.44m)

With double glazed window to front aspect, radiator, coved cornice, telephone point.

DOWNSTAIRS CLOAKROOM

With corner wash hand basin with tiled splashback, low level WC, radiator, extractor fan, tiled flooring.

A well presented and spacious four bedroomed modern detached house situated a short distance from Boston Town Centre and amenities, benefitting from a block paved driveway and double garage as well as an enclosed south facing rear garden, which is not overlooked to the rear. Accommodation comprises lounge, kitchen diner, study, downstairs cloakroom, utility room, four bedrooms to the first floor, en-suite to bedroom one and a family bathroom.



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LOUNGE

15' 7" x 10' 7" (4.75m x 3.23m)

With double glazed window to front aspect, radiator covered cornice, TV aerial point, double doors to kitchen diner.

KITCHEN DINER

9' 4" x 25' 10" (2.84m x 7.87m)

Being fitted with a range of base units including corner display shelving, drawer units and wall units, work surfaces with tiled splashbacks and inset one and a half bowl sink and drainer unit with mixer tap, integrated oven and gas hob with extractor hood over, integrated dishwasher, integrated fridge, two radiators, two double glazed windows to rear aspect, glazed door with matching panel windows to either side leading to the rear garden, TV aerial point, door to: -

UTILITY

5' 0" x 8' 0" (1.52m x 2.44m)

With double glazed uPVC side entrance door leading to the driveway, range of base level units, wall mounted cupboard, wall mounted central heating boiler, work surfaces with tiled splashbacks, electric consumer unit, integrated washing machine, integrated freezer, radiator.

FIRST FLOOR LANDING

With stairs rising from entrance hall, access to roof space, radiator, built-in airing cupboard housing the hot water cylinder, doors to bedrooms and bathroom.

BEDROOM ONE

14' 1" x 10' 9" (4.29m x 3.28m) (both maximum measurements)

With double glazed window to front aspect, radiator, door to en-suite.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

With suite comprising shower cubicle with mains fed shower and tiling within, low level WC, wash hand basin inset to vanity unit, partly tiled walls, double glazed window to front aspect, extractor fan, wall mounted electric shaver point.

BEDROOM TWO

14' 1" x 11' 2" (4.29m x 3.40m) (both maximum measurements)

With double glazed window to front aspect, radiator.

BEDROOM THREE

11' 0" x 9' 5" (3.35m x 2.87m) (both maximum measurements)

With double glazed window to rear aspect, radiator.

BEDROOM FOUR

11' 0" x 8' 4" (3.35m x 2.54m) (both maximum measurements)

With double glazed window to rear aspect, radiator.

FAMILY BATHROOM

Having a three piece suite comprising a panelled bath with mixer tap and shower attachment and shower screen, pedestal wash hand basin, low level WC, partly tiled walls, electric shaver point, extractor fan, double glazed window to rear aspect, radiator,

EXTERIOR

To the front is a lawned garden with areas of hedging, timber picket fencing to the front boundary and gated access to both sides of the property. A block paved driveway provides ample off road parking as well as access to the detached double garage.

DETACHED DOUBLE GARAGE

19' 0" x 18' 8" (5.79m x 5.69m)

With two up and over doors, served by power and lighting.

REAR GRADEN

The south facing rear garden is laid predominantly to a shaped lawn, with block paved pathway and seating area and shrub border to one side. The garden is fully enclosed by timber fencing.

SERVICES

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

REFERENCE

26162698/12042023/BON



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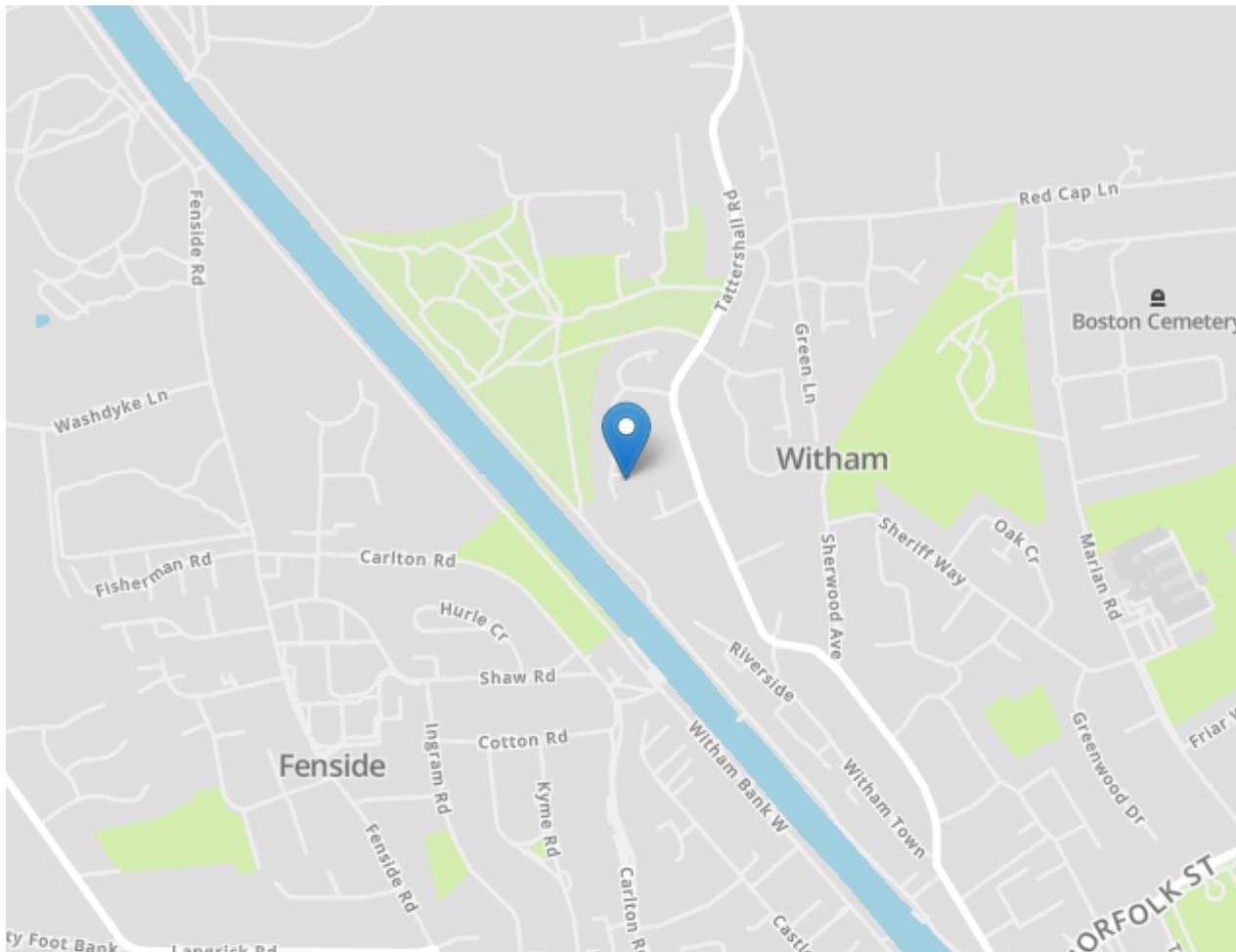
AGENT'S NOTES

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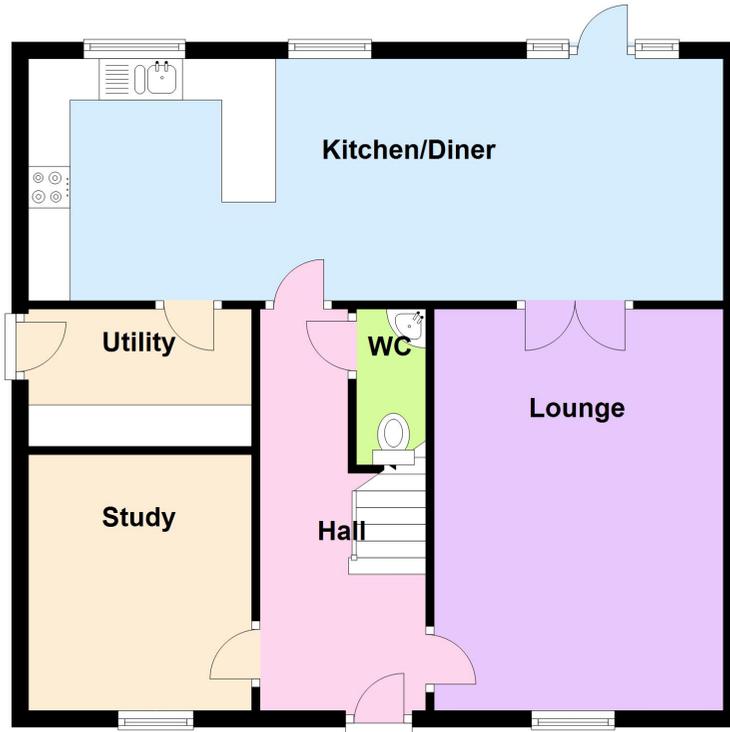
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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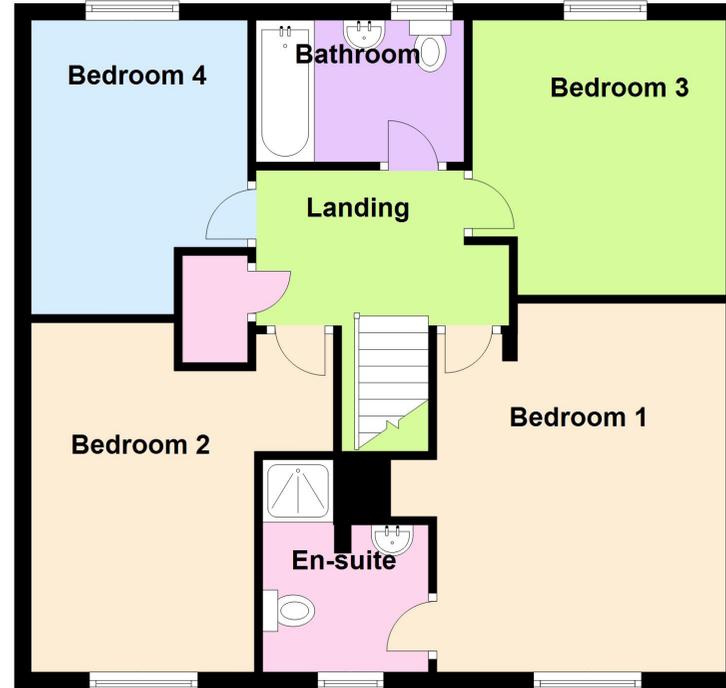
Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 131.5 sq. metres (1415.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	74	
(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	