



£129,950

16 Dennis Estate, Kirton, Boston, Lincolnshire PE20 1EX

SHARMAN BURGESS



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Est 1996

An extended three bedroomed semi-detached house situated within easy walking distance of the centre of the popular and well served village of Kirton, offering a wide range of useful amenities. Accommodation comprises entrance hall, lounge diner, breakfast kitchen, utility, bathroom and separate WC. Gas central heating. The property also benefits from off road parking space and a good sized rear garden. The property is currently tenanted and therefore offers an ideal investment opportunity, if required.

ACCOMMODATION

ENTRANCE HALL

Having uPVC double glazed front entrance door, radiator, staircase leading off.

OPEN PLAN LOUNGE DINER

26' 6" x 13' 0" (maximum including chimney breast narrowing to 10' 8" in dining area) (8.08m x 3.96m narrowing to 3.25m)

Featuring an ornamental fireplace, two radiators, uPVC double glazed French doors leading to the rear garden, connecting door to: -

BREAKFAST KITCHEN

12' 6" x 11' 11" (3.81m x 3.63m)

Being fitted with a good range of units comprising work surfaces incorporating inset single drainer stainless steel sink unit, base cupboards and drawers complemented by matching wall mounted cupboards, tall cupboard housing the Worcester wall mounted gas central heating boiler, integrated electric hob and Bosch oven with stainless steel extractor hood above, plumbing for automatic washing machine and dishwasher, peninsular breakfast table, radiator, uPVC double glazed stable style side entrance door.

UTILITY ROOM

6' 7" x 6' 1" (excluding lobby area) (2.01m x 1.85m)

Fitted with a further range of units to match the kitchen comprising base cupboards and drawers complemented by wall mounted cupboards and a tall storage unit.

STAIRS AND LANDING

Having radiator, access to roof space, built-in cupboard.

BEDROOM ONE (FRONT)

13' 1" (maximum) x 10' 0" (3.99m x 3.05m)

Having radiator, built-in cupboards.

BEDROOM TWO (REAR)

10' 2" x 8' 11" (3.10m x 2.72m)

With radiator.

BEDROOM THREE (FRONT)

10' 1" x 6' 9" (minimum) (3.07m x 2.06m)

Having radiator and built-in wardrobe.

BATHROOM

7' 2" x 5' 6" (excluding shower) (2.18m x 1.68m)

Having partially tiled walls and being fitted with a white suite comprising panelled bath with mixer tap and shower hose attachment, pedestal hand basin, tiled shower cubicle with built-in mixer shower, radiator.

SEPARATE WC

Having half tiled walls and dual flush WC.

EXTERIOR

To the front of the property is a gravelled area providing off road parking space, served by a wall mounted exterior light.

Side path and gate provides access to a good sized enclosed rear garden comprising principally lawn with concrete patio area, served by exterior lighting.

TIMBER GARDEN SHED

SERVICES

Mains water, electricity, gas and drainage are connected. A gas central heating system is installed. The property is fitted with uPVC double glazed windows and doors.

TENURE

Freehold. The property is currently tenanted and details of the existing tenancy can be made available by the agents upon request.

AGENTS NOTE

The property was originally constructed for the local authority and is a Cornish Type 1 house, which would appear to have been historically repaired, however there is no PRC certificate available. Any prospective purchasers requiring mortgage finance should satisfy themselves as to the availability of a suitable mortgage lender/product.

REFERENCE

02032026/30101097/R&S

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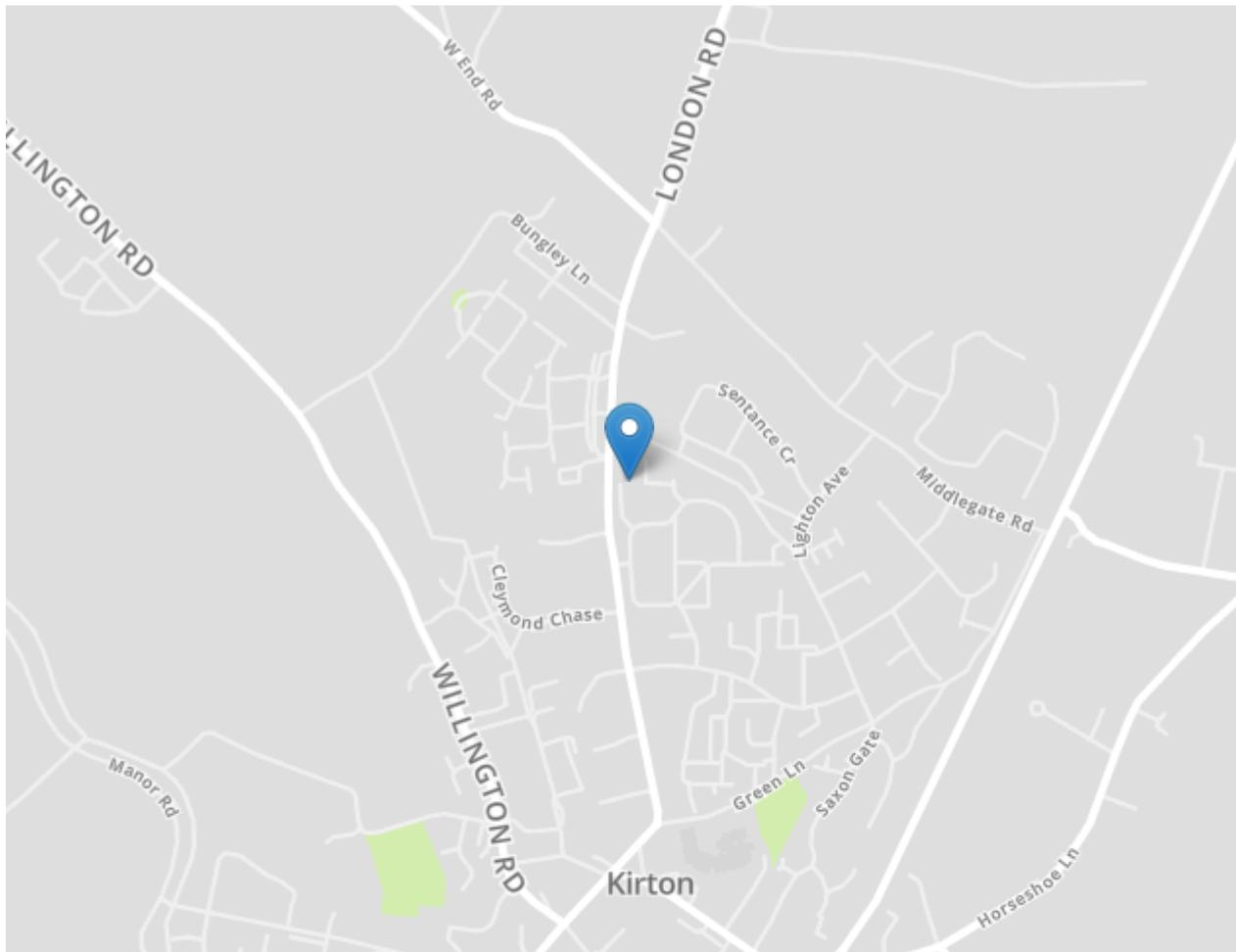
AGENT'S NOTES

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.

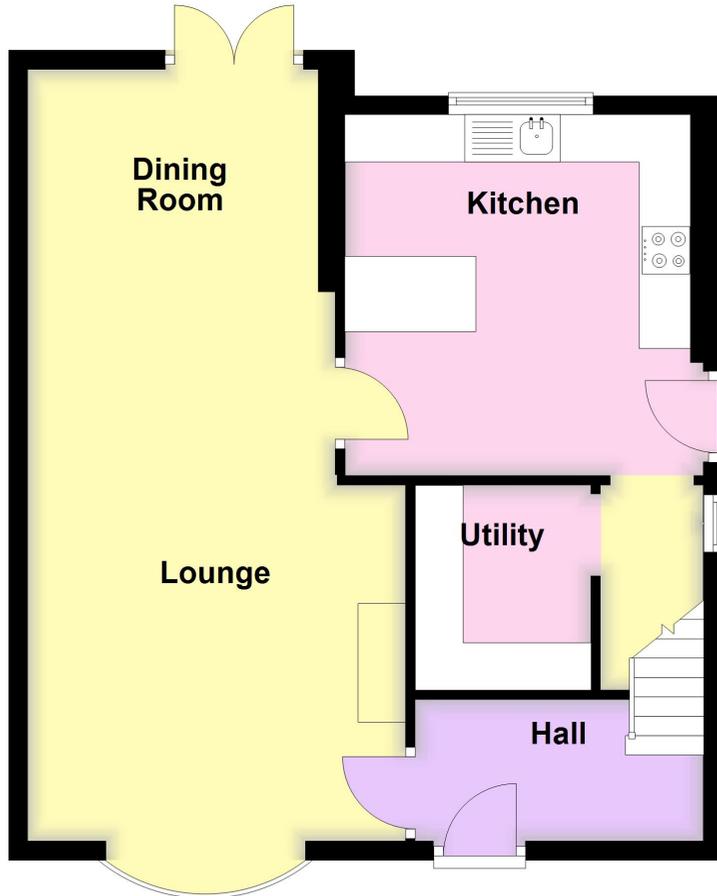
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			