£289,950

33a Willington Road, Kirton, Boston, Lincolnshire PE20 1EP

SHARMAN BURGESS

33a Willington Road, Kirton, Boston, Lincolnshire PE20 1EP
£289,950 Freehold

A four bedroomed detached property situated in the highly sought after well served village of Kirton, being offered for sale with NO ONWARD CHAIN. The spacious accommodation comprises an entrance hall, breakfast kitchen, utility room, ground floor cloakroom, dining room, lounge and garden room/study. To the first floor are four bedrooms, with en-suite shower room to bedroom one and an additional four piece family bathroom. Further benefits include a driveway, detached double garage, low maintenance rear garden, gas central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL
Having partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, wood effect laminate flooring, radiator, ceiling light point, wall mounted Hive central heating thermostat.

LOUNGE
17' 9" x 11' 10" (5.41m x 3.61m)
Having wood effect laminate flooring, window to front elevation, two radiators, coved cornice, ceiling light point, coal effect electric fireplace with fitted inset and hearth and display surround.
Obscure glazed double doors through to: -

SHARMAN BURGESS

GARDEN ROOM/STUDY

11' 10" x 8' 2" (3.61m x 2.49m)

Having wood effect laminate flooring, coved cornice, ceiling light point, French doors leading out to the rear garden.

DINING ROOM

11' 8" x 9' 9" (3.56m x 2.97m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

BREAKFAST KITCHEN

14' 2" x 9' 7" (4.32m x 2.92m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for electric cooker with wall mounted illuminated stainless steel fume extractor above, space for standard height fridge or freezer, dual aspect windows, wood effect laminate flooring, coved cornice, ceiling recessed lighting, radiator.

UTILITY ROOM

8' 5" x 6' 2" (2.57m x 1.88m)

Having counter top, stainless steel sink and drainer with mixer tap, base level storage unit, space for standard height fridge of freezer, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, coved cornice, ceiling light point, obscure glazed side entrance door, wood effect laminate flooring, radiator, coved cornice, ceiling light point.

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Est 1996

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner pedestal wash hand basin with mixer tap and tiled splashback, push button WC, wood effect laminate flooring, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation.

FIRST FLOOR LANDING

Having coved cornice, access to loft space, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

14' 3" (maximum) x 11' 10" (maximum) (4.34m x 3.61m)
Having window to front elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, electric shaver point, heated towel rail, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to front elevation.

BEDROOM TWO

12' 0" x 9' 7" (3.66m x 2.92m)
Having window to front elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

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Est 1996

BEDROOM THREE

12' 0" (maximum) x 9' 6" (maximum) (3.66m x 2.90m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM FOUR

11' 8" (maximum) x 9' 0" (maximum) (3.56m x 2.74m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, push button WC, extended tiled splashbacks, heated towel rail, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to rear elevation.

EXTERIOR

The property sits on a prominent corner plot, with access to the driveway and double garage to the rear, from Boothby Close. To the front, the garden is predominantly laid to lawn with flower and shrub borders and is enclosed by wrought iron fencing, with gate and paved pathway leading to the front entrance door. A side gate provides access to the rear garden. The driveway is approached over a dropped kerb, leading to a gravelled driveway providing off road parking as well as vehicular access to the: -

SHARMAN BURGESS
Est 1996

DOUBLE GARAGE

17' 5" (maximum) x 17' 4" (maximum) (5.31m x 5.28m)

Having two up and over doors, served by power and lighting, partially obscure glazed personnel door to garden, access to attic space.

REAR GARDEN

Having been designed with low maintenance in mind, with paved seating areas and sections of granite gravel and beds and borders containing a variety of flowering plants and shrubs. The garden is fully enclosed by a mixture of wall and fencing and served by external tap and lighting. To the rear of the garage is an additional area of garden which houses a timber garden shed (to be included in the sale).

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

27112025/26134617/FRA

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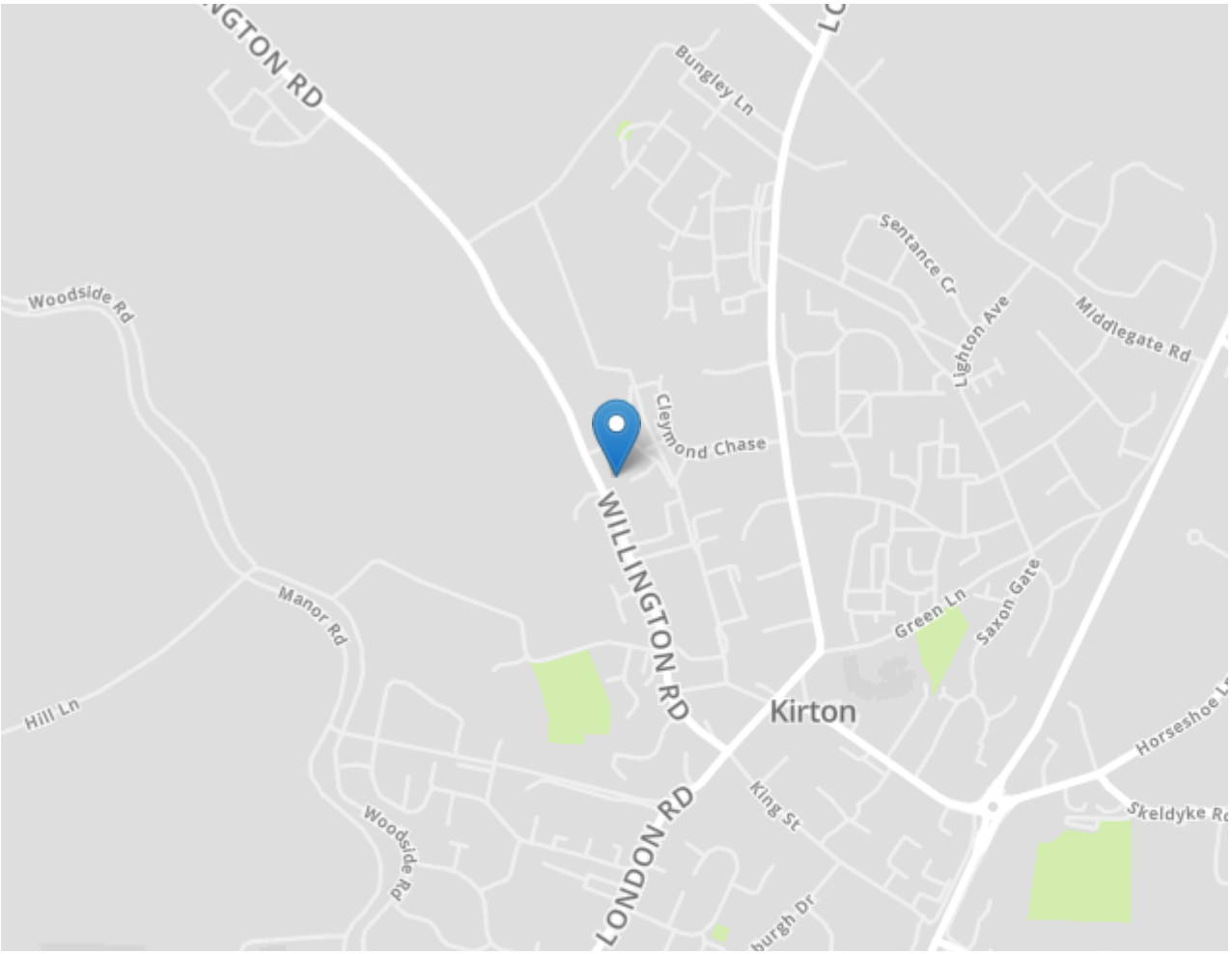

AGENT'S NOTES

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. 69.9 sq. metres (752.1 sq. feet)

First Floor

Approx. 70.1 sq. metres (754.1 sq. feet)

Total area: approx. 139.9 sq. metres (1506.2 sq. feet)

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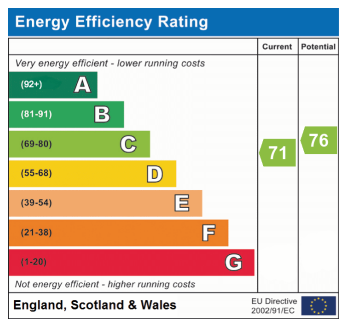
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