



£289,950

56 London Road, Kirton, Boston, Lincolnshire PE20 1JA

SHARMAN BURGESS

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PE20 1JA
£289,950 Freehold

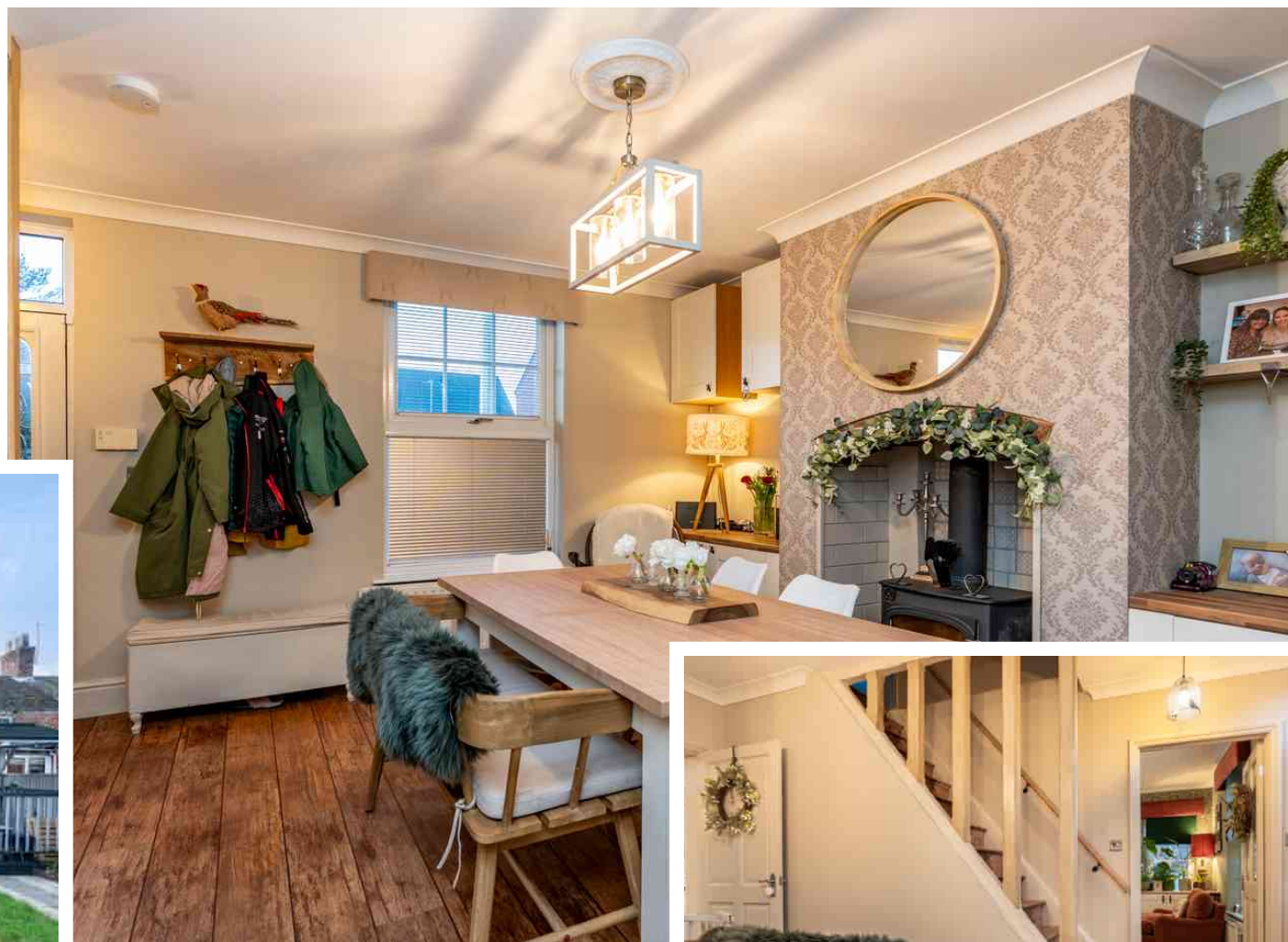
ACCOMMODATION

DINING ROOM WITH LOBBY AREA

15' 2" (maximum including lobby area and chimney breast) x 13' 7" (maximum) (4.62m x 4.14m)

Having partially obscure glazed front entrance door, staircase leading off, window to front elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, feature fitted log burner with decorative tiled inset and quarry tiled hearth, base level storage units to either side of the chimney breast with wall mounted shelving to one side and wall mounted storage cupboards to the other.

An impressive and extremely well presented detached period property situated in the popular and well served village of Kirton. Accommodation comprises a lounge, dining room with log burner, kitchen, play room/additional reception room, utility area, ground floor bathroom. To the first floor are four well proportioned bedrooms and a modern family shower room with under floor heating. The property benefits from a block paved driveway which provides off road parking, good sized rear garden with office building within, gas central heating and uPVC double glazing. VIEWING IS HIGHLY RECOMMENDED in order to fully appreciate the property on offer.



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LOUNGE

11' 6" (maximum into chimney breast) x 13' 7" (3.51m x 4.14m)

Having dual aspect windows, ornamental fireplace with quarry tiled hearth, coved cornice, ceiling light point, radiator, TV aerial point.

KITCHEN

14' 10" x 9' 4" (4.52m x 2.84m)

Having a fully fitted kitchen comprising counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units. Stoves range with double oven, grill, warming tray and gas hob (included in the sale) with Stoves illuminated fume extractor above. Space for American style fridge freezer, ceiling recessed lighting, ceiling mounted integrated speakers, under stairs storage cupboard.

UTILITY AREA

Having radiator, ceiling recessed lighting, counter top with split level storage to the left hand side, plumbing for automatic washing machine, space for condensing tumble dryer.

GROUND FLOOR BATHROOM

8' 5" x 5' 5" (2.57m x 1.65m)

Being fitted with a modern three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, free standing bath with wall mounted mixer tap and hand held shower attachment, ceiling recessed lighting, extractor fan, electric shaver point, obscure glazed window to rear elevation.



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REAR ENTRANCE HALL

Having tiled flooring, rear entrance door, ceiling recessed lighting.

PLAY ROOM/ADDITIONAL RECEPTION ROOM

16' 0" (maximum) x 6' 7" (maximum at widest point) (4.88m x 2.01m)

Of part uPVC double glazed construction. Having windows overlooking the rear garden, door leading to the garden, tiled flooring, coved cornice, ceiling recessed lighting, additional wall light point, radiator, TV aerial point.

FIRST FLOOR LANDING

With staircase rising from Dining Room.

BEDROOM ONE

13' 7" (maximum) x 10' 10" (measurement taken to chimney breast and including built-in wardrobes) (4.14m x 3.30m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, two built-in wardrobes with sliding doors and hanging rail and shelving within.

BEDROOM TWO

13' 8" (maximum) x 15' 2" (maximum) (4.17m x 4.62m)

Having dual aspect windows, coved cornice, ceiling light point, radiator.

BEDROOM THREE

10' 5" (maximum) x 8' 7" (maximum) (3.17m x 2.62m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.



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BEDROOM FOUR

10' 5" (maximum) x 9' 5" (maximum with reduced head height)
(3.17m x 2.87m)

Having window to rear elevation, radiator, ceiling recessed lighting.

SHOWER ROOM

Being fitted with a modern three piece suite comprising wash hand basin with mixer tap and storage beneath, WC with concealed cistern, walk-in shower area with feature lighting and wall mounted shower within and fitted shower screen, tiled floor with under floor heating, fully tiled wall, extractor fan, ceiling recessed lighting, heated towel rail.

EXTERIOR

To the front, the property has a block paved driveway which provides off road parking to the front and side. There are wrought iron railings to the front boundary.

The good sized rear garden initially comprises a block paved seating area and a raised decked area. There is a central lawned section with further sections of paving towards the rear. There is a sheltered seating area and two timber garden sheds. The garden is fully enclosed by a mixture of wall and fencing and is served by outside tap and lighting. The garden also houses the: -

ATTACHED BOILER ROOM

Accessed from the garden and housing the gas central heating boiler.



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DETACHED OFFICE

6' 5" (approximate internal measurement) x 6' 6" (approximate internal measurement) (1.96m x 1.98m)

Having French doors leading to the garden, served by power and lighting.

SERVICES

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

REFERENCE

22012025/28537380/TAY



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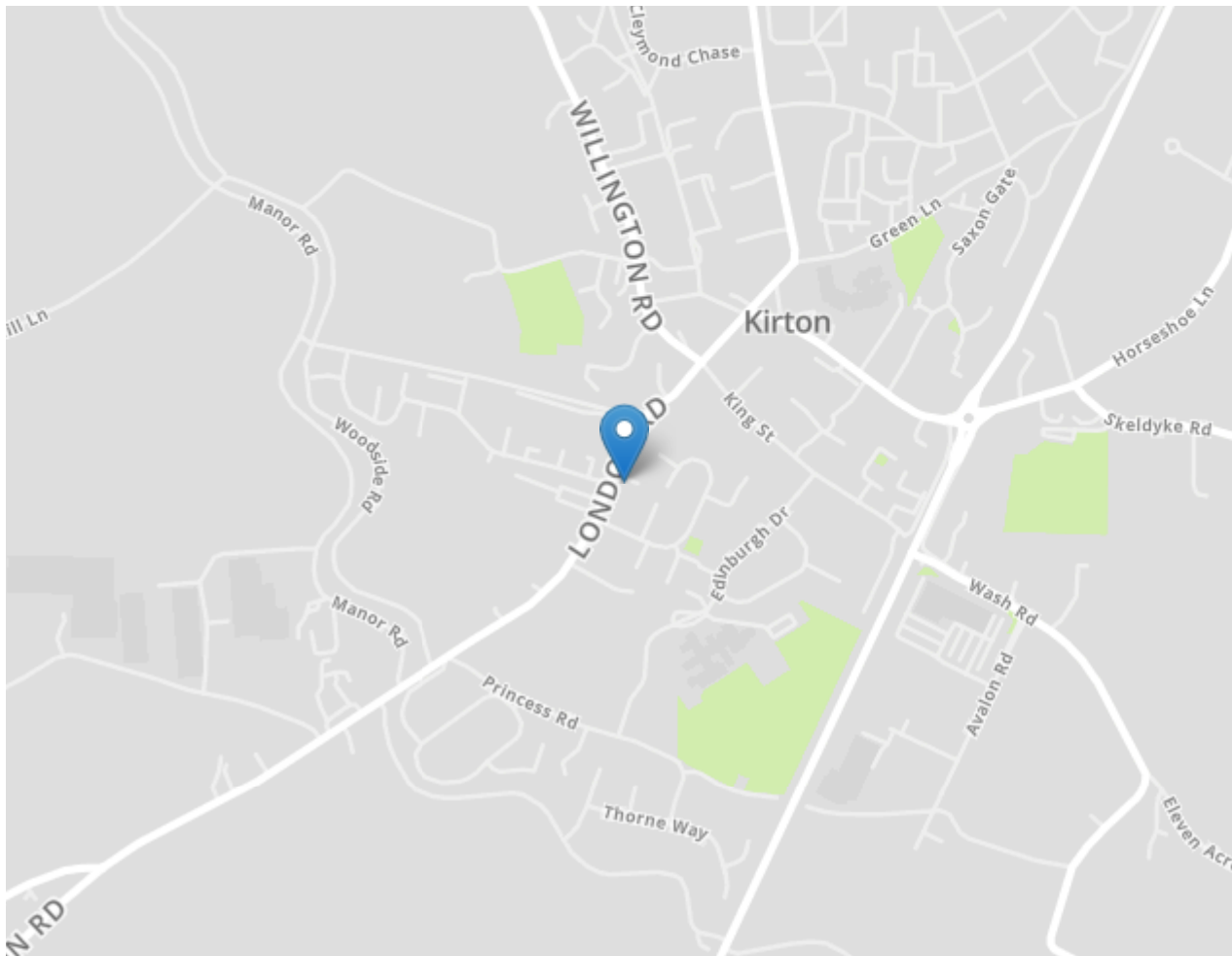
AGENT'S NOTES

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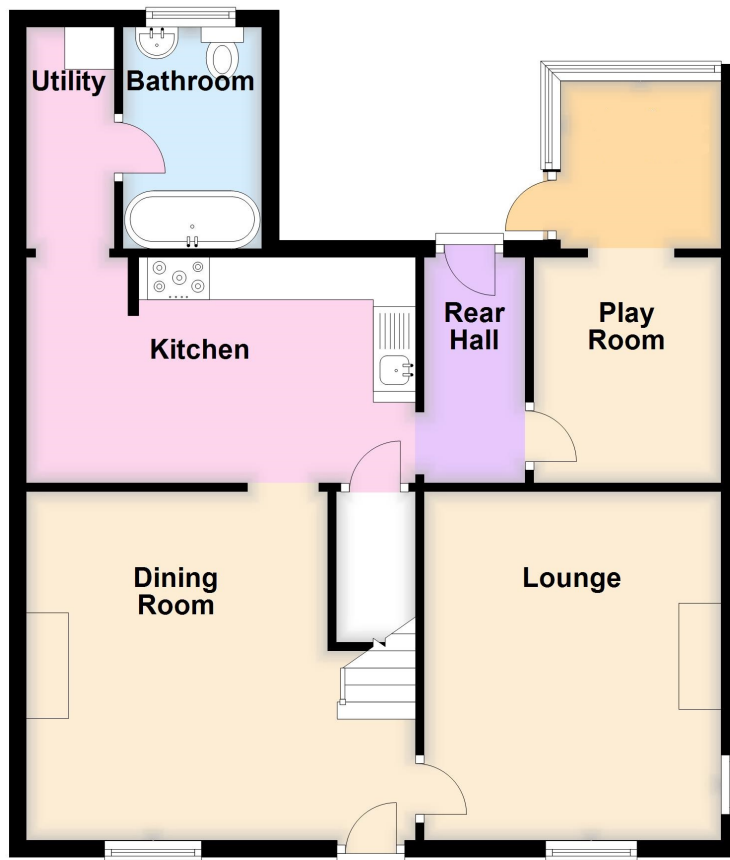
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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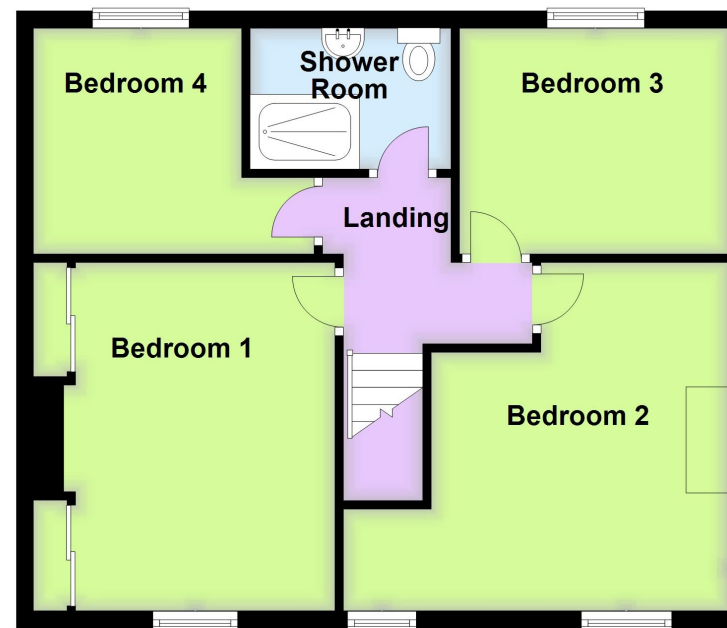
Ground Floor

Approx. 67.9 sq. metres (731.3 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Total area: approx. 124.4 sq. metres (1338.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	