



£265,000

43 Thorne Way, Kirton, Boston, Lincolnshire PE20 1JP

SHARMAN BURGESS

**43 Thorne Way, Kirton, Boston, Lincolnshire
PE20 1JP
£265,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed windows to the side, radiator, coved cornice, ceiling light point, access to loft space, wall mounted digital central heating timer.

LOUNGE

14' 6" x 12' 5" (4.42m x 3.78m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point.

An extremely well presented detached bungalow situated in a desirable location within the well served village of Kirton. Accommodation comprises an entrance hall, lounge, kitchen diner, utility room, three double bedrooms and a modern family bathroom. Further benefits include a driveway and off road parking, good sized enclosed approximately south facing rear garden and gas central heating.



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KITCHEN DINER

12' 0" x 12' 3" (3.66m x 3.73m)

Having counter tops, inset one and half bowl sink and drainer with mixer tap, range of base level storage units with corner display shelving, drawer units and matching eye level wall units with corner display shelving, space for electric cooker, plumbing for dishwasher, space for twin height fridge freezer, window to rear elevation, coved cornice, ceiling recessed lighting, radiator.

UTILITY ROOM

9' 1" x 6' 7" (2.77m x 2.01m)

Having counter top with tiled splashback, plumbing for automatic washing machine, space for condensing tumble dryer, fitted storage cupboards, concealed gas combination central heating boiler, window to rear elevation, obscure glazed rear entrance door, coved cornice, ceiling light point, radiator.

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.30m)

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

BEDROOM TWO

16' 0" x 8' 3" (4.88m x 2.51m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE

8' 10" x 11' 10" (2.69m x 3.61m)

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



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a modern three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, P shaped bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, extended tiled splashbacks, tiled floor, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point, built-in linen cupboard with slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a granite gravelled driveway providing off road parking. There is a lawned front garden with paved pathway leading to the front entrance door. A side path served by outside lighting and gated access leads to the:-

REAR GARDEN

Enjoying a pleasant, approximate south facing aspect and being predominantly laid to lawn and interspersed by a variety of shrubs. The garden is enclosed by fencing and served by outside tap and lighting.

AGENTS NOTE

Please note the current Vendors are unable to vacate the property until January 2026 at the earliest, due to their onward plans.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

047042025/28347369/WAL



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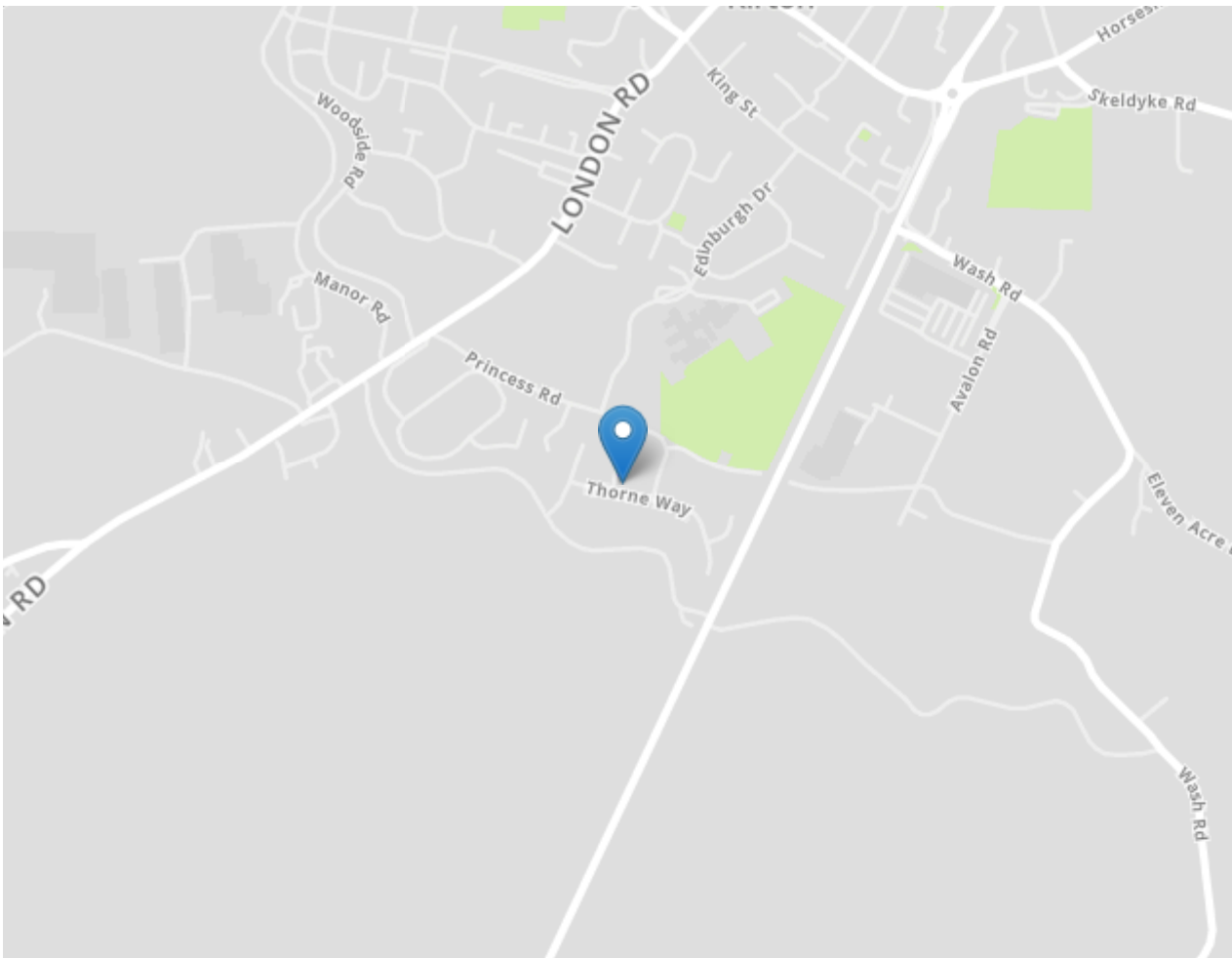
AGENT'S NOTES

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.

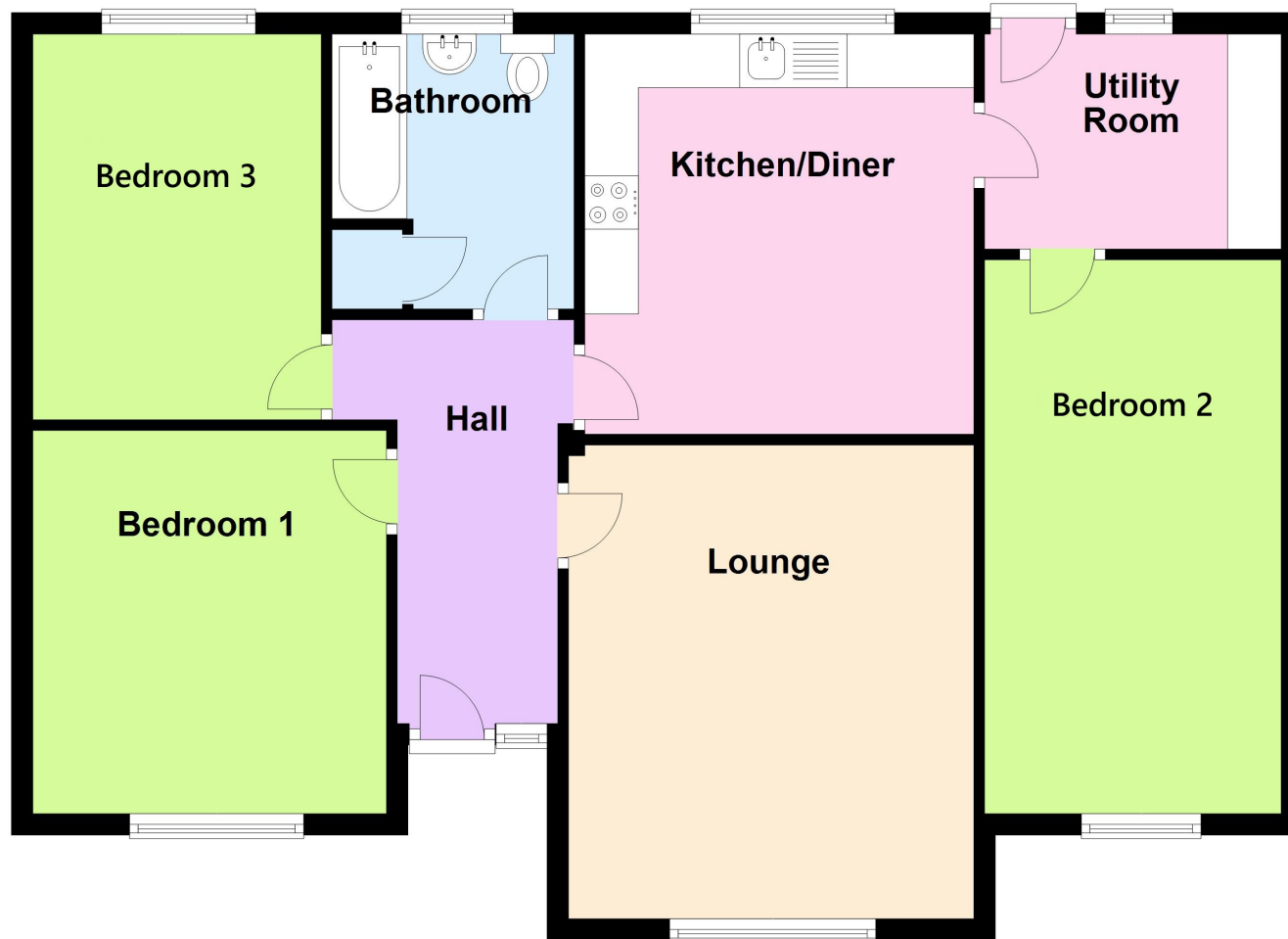
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 87.0 sq. metres (936.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

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