



**£249,950**

70 Station Road, Kirton, Boston, Lincolnshire PE20 1LQ

**SHARMAN BURGESS**

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PE20 1LQ  
£249,950 Freehold**

A much larger than average three bedroom detached house with double garage, being well presented throughout with accommodation comprising an entrance hall, lounge, dining room, lean-to conservatory, kitchen, ground floor cloakroom, three large bedrooms and a four piece family bathroom. Further benefits include a driveway, double garage, gas central heating and enclosed garden to the rear.

**ACCOMMODATION**

With partially obscure glazed front entrance door leading into the entrance hall.

**ENTRANCE HALL**

19' 0" (maximum measurement) x 7' 9" (maximum measurement including staircase) (5.79m x 2.36m)

With wood effect tiled flooring radiator, coved cornice, ceiling light point, staircase rising to the first floor landing with feature under step lighting, door to ground floor cloakroom.



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### GROUND FLOOR CLOAKROOM

With a two piece suite comprising a push button WC, wash hand basin with mixer tap and vanity unit, wood effect tiled flooring, walls tiled to approximately half height, obscure glazed window to front aspect, coved cornice, ceiling light point.

### LOUNGE

18' 6" x 12' 10" (5.64m x 3.91m)

With window to front aspect, additional window to side aspect, wood effect tiled flooring, radiator, coved cornice, ceiling light point, TV aerial point, set of bi-fold double doors leading to the dining room.

### DINING ROOM

11' 2" x 11' 3" (3.40m x 3.43m)

With wood effect tiled flooring, radiator, coved cornice, ceiling light point, sliding patio door leading to the lean-to conservatory.

### LEAN-TO CONSERVATORY

9' 7" x 7' 4" (2.92m x 2.24m)

Of aluminium double glazed construction with polycarbonate roof. With sliding patio doors leading to the rear garden.



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### KITCHEN

9' 5" x 11' 2" (2.87m x 3.40m)

With door from dining room and entrance hall. With counter tops with inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, integrated dishwasher, integrated oven and grill, four ring gas hob and illuminated stainless steel fume extractor above, window to rear aspect, coved cornice, ceiling mounted lighting, tiled flooring, obscure glazed door to rear entrance lobby.

### REAR ENTRANCE LOBBY

With door leading to the rear garden, window to rear aspect, tiled flooring, wall mounted light, personnel door to double garage.

### FIRST FLOOR LANDING

With stairs rising from entrance hall, access to roof space, window to side aspect, coved cornice, ceiling light point.

### BEDROOM ONE

14' 10" x 11' 9" (4.52m x 3.58m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

### BEDROOM TWO

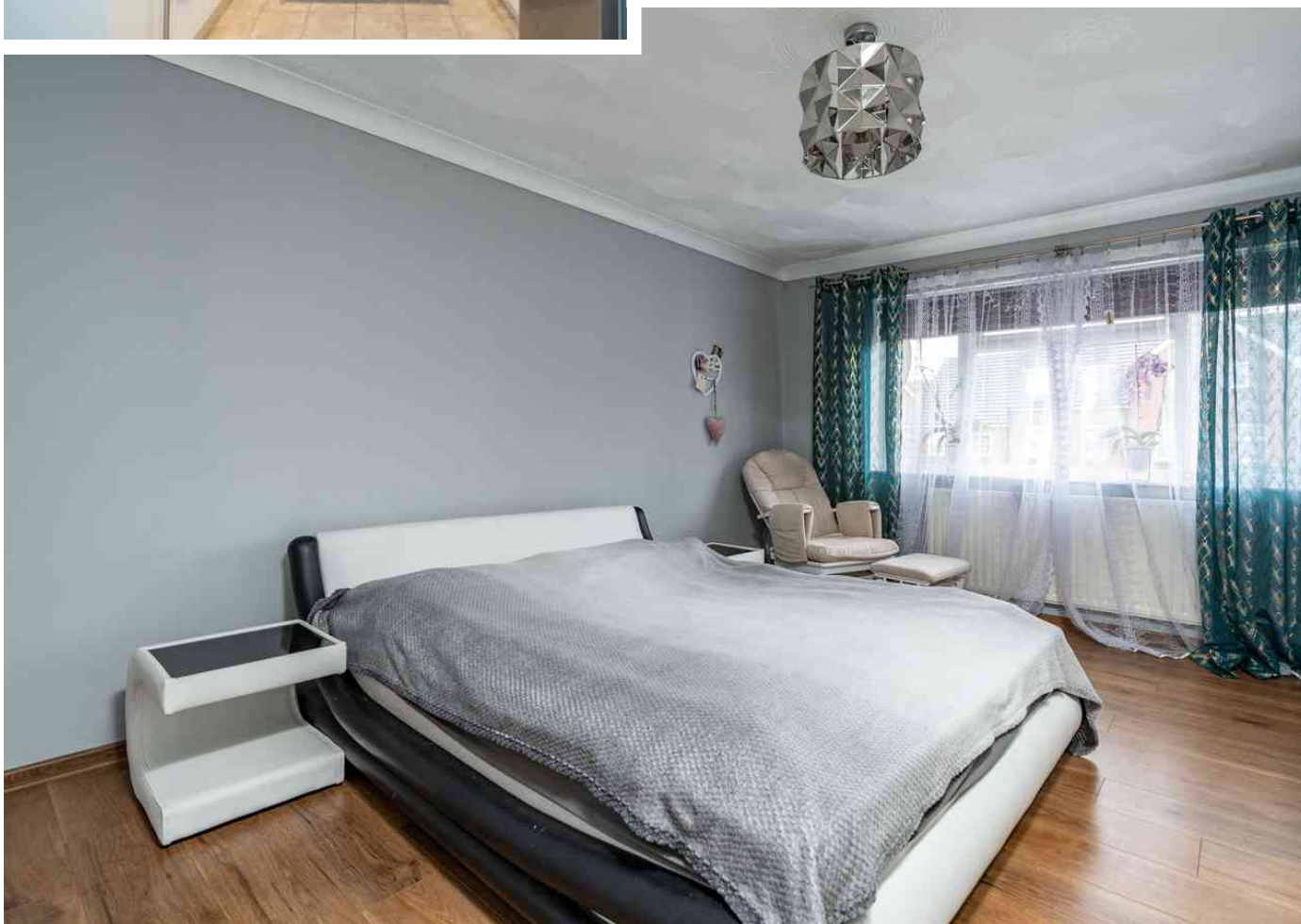
11' 9" (maximum measurement) x 11' 9" (3.58m x 3.58m)

With window to rear aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

### BEDROOM THREE

11' 5" x 8' 9" (3.48m x 2.67m) (both maximum measurements)

With window to front aspect, radiator, wood effect laminate flooring, coved cornice, ceiling light point.



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### **FAMILY BATHROOM**

7' 7" x 8' 7" (2.31m x 2.62m)

Having been refitted with a suite comprising a shower cubicle with wall mounted mains fed shower and fitted shower screen, freestanding roll top clawfoot bath with mixer tap and hand held shower attachment, push button WC, wash hand basin with mixer tap and storage beneath, fully tiled walls, window to rear aspect, extractor fan, ceiling recessed lighting.

### **EXTERIOR**

To the front, the property is approached over a driveway which provides off road parking, with lawned front garden and laurel hedging to the front boundary. The driveway provides vehicular access to the double garage.

### **DOUBLE GARAGE**

18' 0" x 18' 0" (5.49m x 5.49m)

With up and over door, served by power and lighting, access to roof space storage. Within the garage is a utility area.

### **UTILITY AREA**

With stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, fitted base level units and wall units providing storage.



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### REAR GARDEN

Being initially laid to a paved area leading to the remainder of the garden which is predominantly laid to lawn and enclosed by a mixture of fencing and hedging. To the rear right hand corner of the garden is a timber summerhouse. The garden also benefits from external power, lighting and tap. Sited within the garden is a particular feature for young children as there is a raised eye level playhouse.

### SERVICES

Mains water, electricity, gas and drainage are connected. The property is served by Solar panels on a 25 year lease agreement which commenced approximately 2013. The vendor is currently seeking further information regarding the solar panels.

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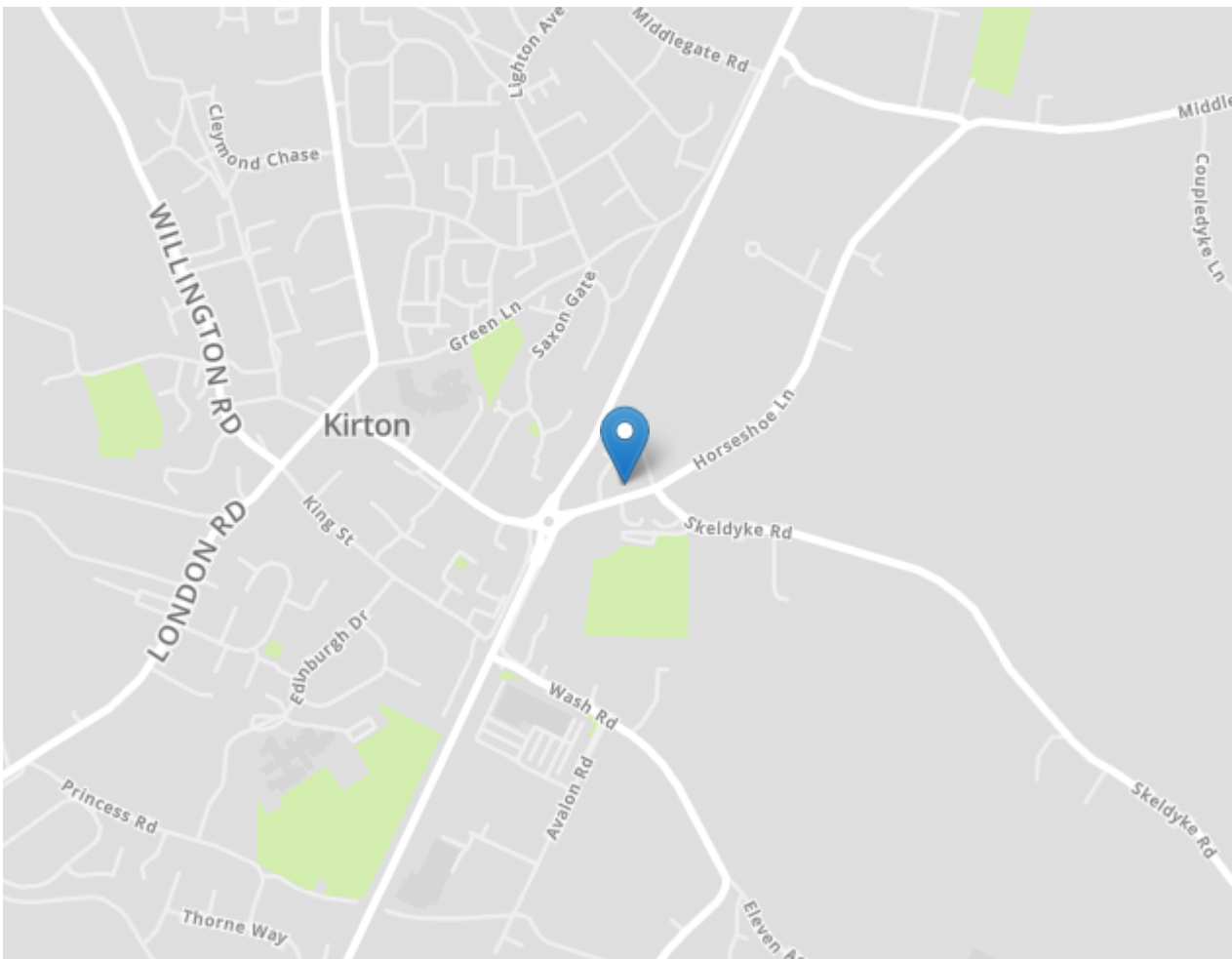
## AGENT'S NOTES

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.

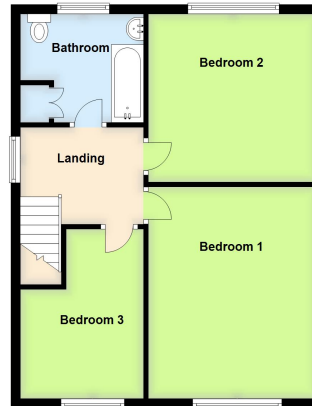


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 98.9 sq. metres (1065.1 sq. feet)



**First Floor**  
Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 152.1 sq. metres (1637.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	F7	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	