



SHARMAN
BURGESS
FOR SALE
01205 361161

£268,000

5 Nightingale Road, Kirton, Boston, Lincolnshire PE20 1FA

SHARMAN BURGESS

**5 Nightingale Road, Kirton, Boston,
Lincolnshire PE20 1FA
£268,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, radiator, ceiling light point, staircase leading off.

LOUNGE

15' 7" (maximum) x 10' 9" (maximum) (4.75m x 3.28m)

Having window to front aspect, radiator, ceiling light point, TV aerial point, wood effect laminate flooring.

A modern four bedroomed detached property situated in the popular and well served village of Kirton. The well presented accommodation comprises an entrance hall, lounge, large kitchen diner, utility room and ground floor cloakroom. To the first floor are four bedrooms with bedroom one having an en-suite shower room and there is a further family bathroom. Benefits include a driveway, single garage, gas central heating, uPVC double glazing and a good sized westerly facing rear garden.



SHARMAN BURGESS



KITCHEN DINER

18' 5" (maximum) x 10' 4" (maximum) (5.61m x 3.15m)

Having roll edge work surfaces with matching upstands, one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, plumbing for dishwasher, integrated electric oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless fume extractor, return work surface breakfast bar, window to rear aspect, ceiling light point. Within the dining area is space for a twin height fridge freezer, ceiling light point above dining table, radiator, double doors leading to the rear garden. Under stairs storage cupboard with wall mounted shelving within, currently used as a pantry.

UTILITY ROOM

Having counter top with plumbing for automatic washing machine beneath, obscure glazed window, extractor fan, ceiling light point, wall mounted Ideal gas central heating boiler.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback and push button WC. Radiator, ceiling light point, obscure glazed window.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point, built-in cupboard with shelving within.

BEDROOM ONE

14' 4" (maximum) x 13' 2" (maximum) (4.37m x 4.01m)

Having window to front aspect, radiator, ceiling light point, over stairs storage cupboard.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment, wash hand basin with mixer tap and storage beneath, push button WC. Tiled splashbacks, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to side aspect, tiled flooring.

BEDROOM TWO

12' 2" x 9' 4" (3.71m x 2.84m)

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

BEDROOM THREE

9' 7" x 9' 9" (2.92m x 2.97m)

Having window to rear aspect, radiator, ceiling light point.

BEDROOM FOUR

9' 8" x 7' 2" (2.95m x 2.18m)

Having window to rear, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin and panelled bath. Tiled splashbacks, obscure glazed window to rear aspect, radiator, ceiling light point.

EXTERIOR

The property benefits from a driveway with side by side parking for two vehicles as well as vehicular access to the: -

SINGLE GARAGE

With up and over door, served by power and lighting.

The property benefits from a westerly facing rear garden which is predominantly laid to lawn and fully enclosed by a mixture of wall and fencing.

AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge payable to Persimmon Homes for the upkeep and maintenance of unadopted roads, walkways and communal areas. The vendor has shown the agent that the latest annual payment was £150.23.

SERVICES

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

REFERENCE

23022024/27309405/SUP



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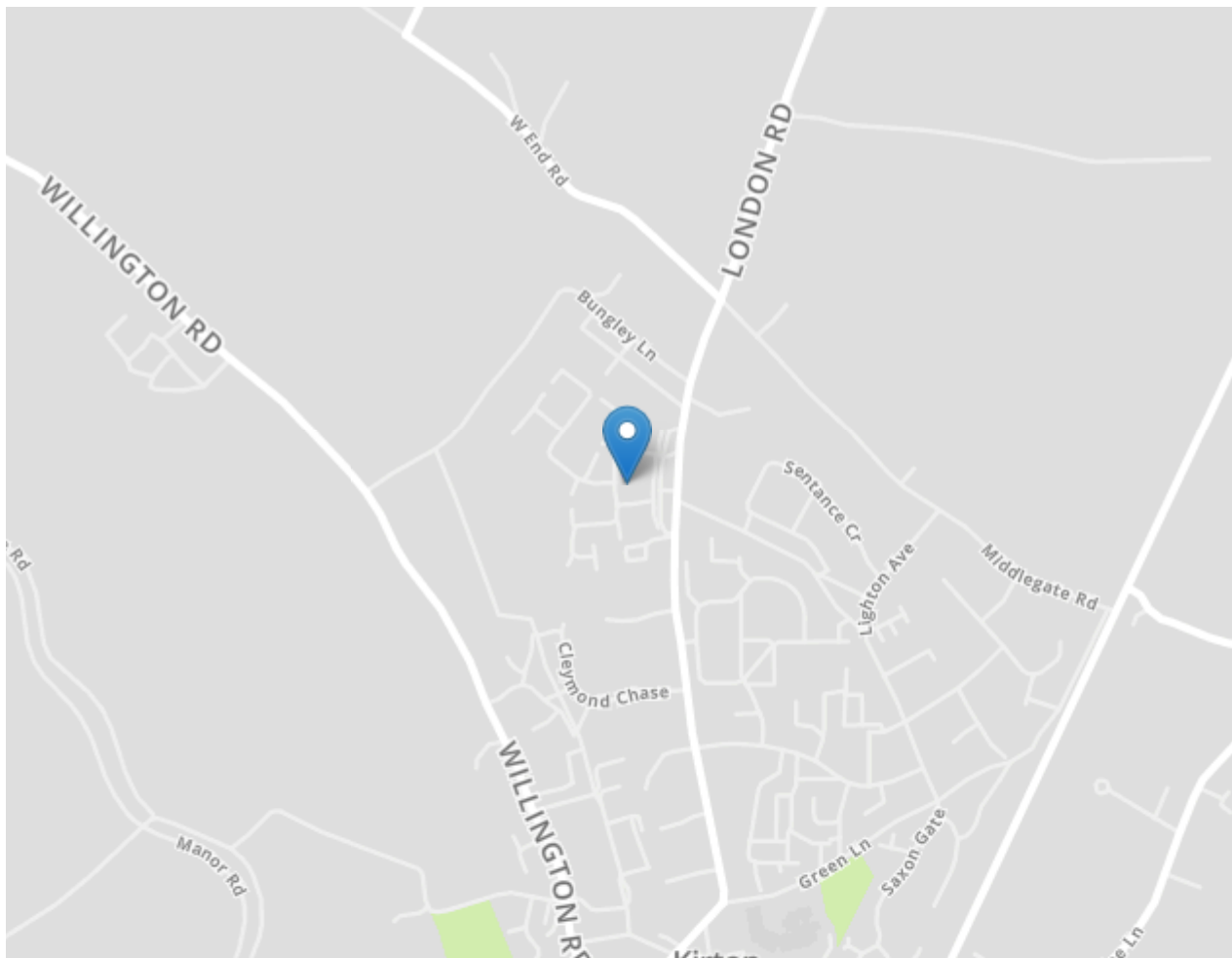
AGENT'S NOTES

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.

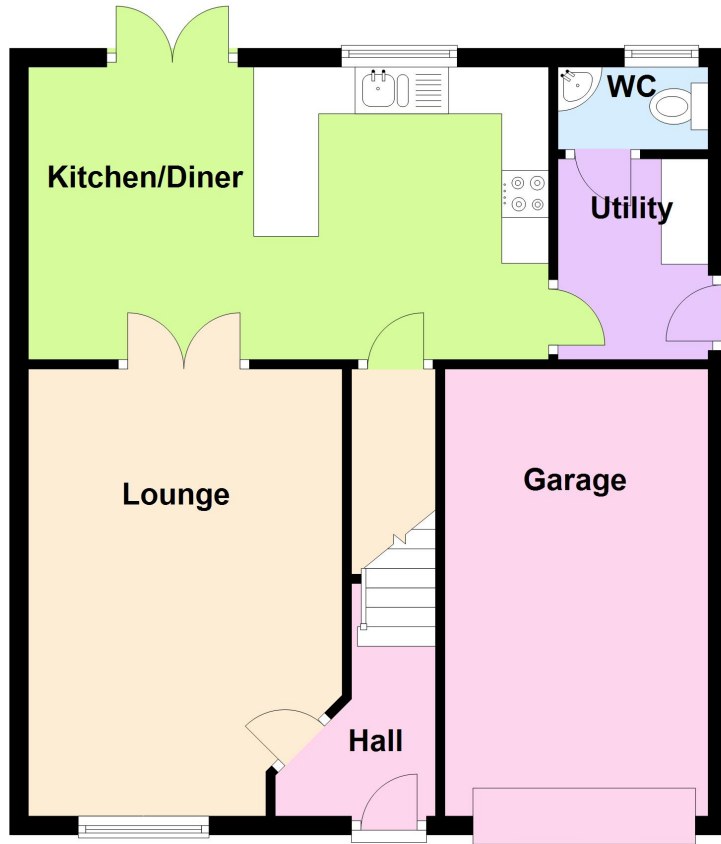
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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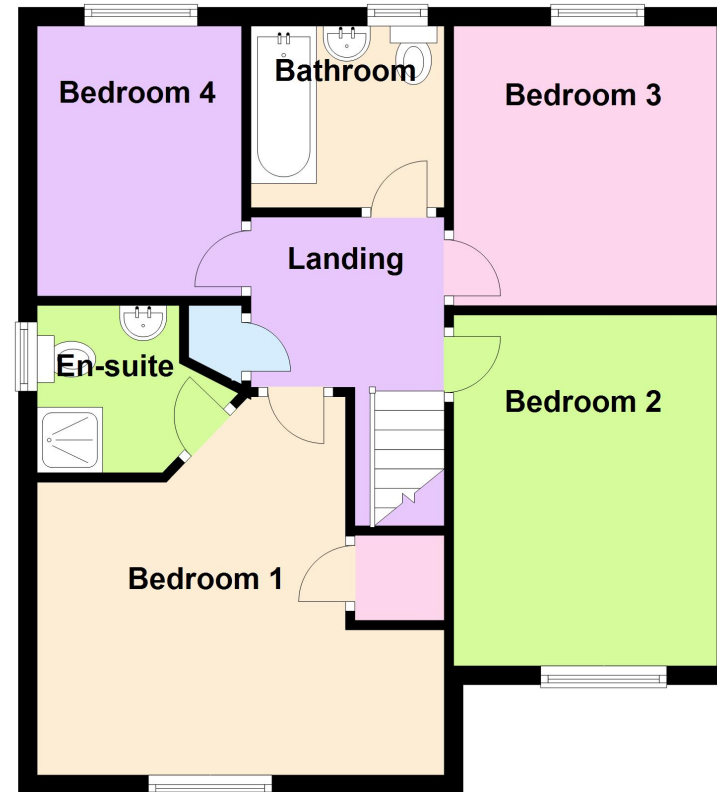
Ground Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	