



**£420,000**

2 The Spinney, Kirton, Boston, Lincolnshire PE20 1DE

**SHARMAN BURGESS**

**2 The Spinney, Kirton, Boston, Lincolnshire  
PE20 1DE  
£420,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, tiled floor, radiator, dado rail, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted Nest intelligent central heating control, cloak cupboard with tiled floor and hanging rails and shelving within.

**CLOAKROOM**

Having a two piece suite comprising WC, wash hand basin with vanity unit, tiled floor, walls tiled to approximately half height, radiator, obscure glazed window, coved cornice, ceiling light point.

A highly impressive large detached property situated within a block paved executive close, having accommodation comprising an entrance hall, lounge, study, dining room, kitchen with breakfast room, conservatory, cloakroom and utility to the ground floor. To the first floor is a large landing, four bedrooms with en-suite to bedroom one and a family bathroom. Further benefits include a block paved driveway, detached double garage/workshop with additional parking to the side which is ideal for a recreational vehicle/caravan and an enclosed rear garden. The vendor has made the agent aware that the property benefits from greatly reduced electrical running costs due to the solar panels, solar boost and battery which are to be included within the sale. Further details can be sought upon request.



**SHARMAN BURGESS**

### LOUNGE

21' 2" x 16' 2" (6.45m x 4.93m) (both maximum measurements)  
Having two windows to front aspect, French doors leading out to the rear garden, three radiators, dado rail, coved cornice, ceiling light point with ornamental ceiling rose, additional wall mounted lighting, TV aerial points, wiring for satellite TV, living flame coal effect gas fireplace with fitted hearth, inset and display surround.

### STUDY

9' 7" x 7' 8" (2.92m x 2.34m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.

### DINING ROOM

14' 9" x 11' 8" (4.50m x 3.56m) (both maximum measurements)  
Having two windows to front aspect, two radiators, dado rail, coved cornice, ceiling light point with ornamental ceiling rose.

### KITCHEN

13' 3" x 12' 2" (4.04m x 3.71m)  
Having a well appointed kitchen comprising roll edge work surfaces with inset one and a half bowl sink and drainer with mixer tap, concealed water softener, wide range of base level storage units, drawer units and matching eye level wall units. Integrated appliances including dishwasher, fridge, oven and grill, four ring gas hob with illuminated fume extractor above. Tiled floor, window to rear aspect, coved cornice, ceiling recessed lighting, archway through to:-

### BREAKFAST ROOM

9' 2" x 7' 2" (2.79m x 2.18m)  
Having a continuation of the tiled floor, coved cornice, ceiling light point, radiator, French doors to conservatory.



**SHARMAN  
BURGESS** Est 1996

### UTILITY ROOM

8' 9" x 5' 2" (2.67m x 1.57m)

Having counter top, sink and drainer with mixer tap, base level storage unit, matching eye level wall unit, space for standard height fridge or freezer, space for condensing tumble dryer, plumbing for automatic washing machine, tiled floor, radiator, coved cornice, ceiling light point, wall mounted electric fuse box, extractor fan, wall mounted Glow Worm gas central heating boiler, obscure glazed door to rear garden.

### CONSERVATORY

15' 7" x 14' 5" (4.75m x 4.39m) (both maximum measurements)

Of brick and uPVC double glazed construction with polycarbonate roof. Tiled floor, double doors leading out to the garden, served by power and ceiling mounted lighting.

### FIRST FLOOR LANDING

Having window to rear aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, dado rail, access to roof space, built-in airing cupboard with slatted linen shelving and Solar iBoost system for the hot water cylinder.

### BEDROOM ONE

23' 4" (maximum measurement) x 11' 8" (maximum measurement including built-in wardrobes) (7.11m x 3.56m)

Having two windows to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within, fitted dressing table and drawers.

### EN-SUITE BATHROOM

Having a four piece suite comprising panelled bath, shower cubicle with wall mounted shower and tiling within and bi-fold door, WC, wash hand basin with vanity units and obscure glazed wall mounted cabinets with lighting above, tiled floor, heating towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.



**SHARMAN  
BURGESS** Est 1996



#### **BEDROOM TWO**

16' 3" x 10' 5" (4.95m x 3.17m) (both maximum measurements)  
Having two windows to rear aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM THREE**

14' 3" x 10' 5" (4.34m x 3.17m) (both maximum measurements)  
Having two windows to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.

#### **BEDROOM FOUR**

10' 7" x 8' 8" (3.23m x 2.64m) (both maximum measurements)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **FAMILY BATHROOM**

Having a four piece suite comprising bath, shower cubicle with wall mounted mains thermostatically controlled shower and tiling within and bi-fold door, pedestal wash hand basin, WC, tiled floor, walls tiled to approximately half height, electric shaver point, extractor fan, obscure glazed window, coved cornice, ceiling recessed lighting.



**SHARMAN  
BURGESS** Est 1996

## EXTERIOR

The property is approached over a block paved driveway which provides off road parking and hardstanding as well as vehicular access to the detached double garage/workshop together with a further gravelled section. Double gates lead to a hardstanding area providing additional storage space which is served by outside power and a power point for an electric vehicle.

The property benefits from extremely well presented rear gardens with sections of block paving and additional paved seating areas providing entertaining space, pergola with seating beneath and a section of artificial grass. The garden houses mature flower and shrub borders and a further paved pathway leads to the rear of the garage to a separate wheelie bin storage and a 8ft x 6ft (approx measurements) greenhouse which is to be included with the sale. The garden is fully enclosed by fencing and is served by outside tap, power and lighting.

## DETACHED DOUBLE GARAGE/WORKSHOP

24' 6" x 18' 8" (7.47m x 5.69m) (both maximum internal measurements)

Having two electric roller doors, served by power and lighting, window to side aspect, personnel door to garden, housing the battery and inverter for the solar panels, benefitting from fitted cupboards and work space.

## AGENT'S NOTE

The vendor informs the agent that prospective purchasers will benefit from greatly reduced energy running costs due to the bank of roof mounted solar panels, solar boost to the water system and battery, which are all to be included with the sale, allowing for much lower energy usage than traditionally found for a property of this size.

## SERVICES

Mains gas, electricity, water, drainage and solar panels including battery.

## REFERENCE

26506999/04072023/KEN



**SHARMAN  
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

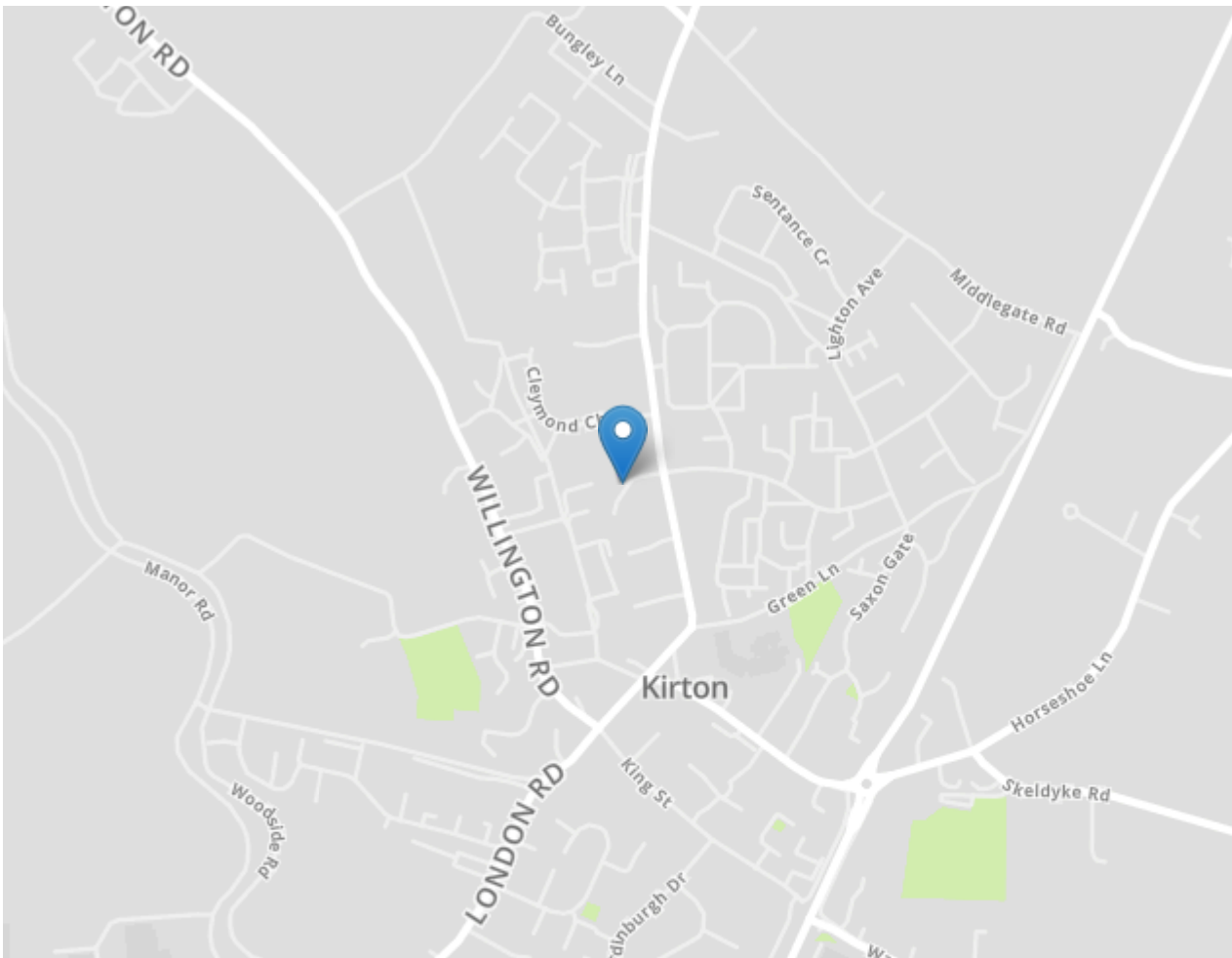
## AGENT'S NOTES

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.

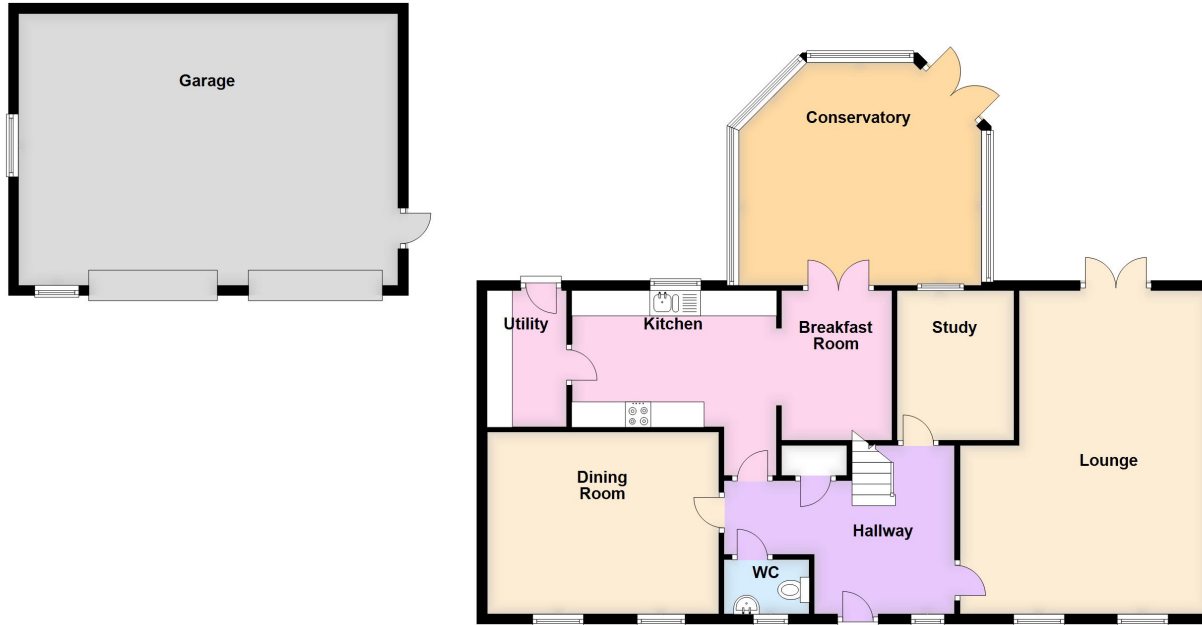
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 150.2 sq. metres (1617.2 sq. feet)



**First Floor**  
Approx. 89.3 sq. metres (961.0 sq. feet)



Total area: approx. 239.5 sq. metres (2578.2 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	72
(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	