



£205,000

42 Sentance Crescent, Kirton, Boston, Lincolnshire PE20 1XF

SHARMAN BURGESS

**42 Sentance Crescent, Kirton, Boston,
Lincolnshire PE20 1XF
£205,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed side entrance door with leaded light and coloured glass detailing, radiator, coved cornice, ceiling light point, access to roof space, wall mounted digital central heating timer.

LOUNGE

15' 0" x 10' 7" (4.57m x 3.23m)

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

A detached bungalow situated in a cul-de-sac location within the popular and well served village of Kirton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, conservatory, two double bedrooms and a modern shower room. Further benefits include a driveway, single garage with electric up and over door, gas central heating and an enclosed rear garden.



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KITCHEN

11' 1" (maximum measurement) x 9' 7" (maximum measurement) (3.38m x 2.92m)

Having roll edge work surfaces with tiled splashbacks, stainless steel one and a half bowl sink and drainer unit with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with eye level display shelving and glazed display cabinet, space for standard height fridge or freezer, plumbing for washing machine, integrated oven and grill with four ring electric hob, window to side aspect, coved cornice, ceiling light point.

CONSERVATORY

11' 1" (maximum measurement) x 7' 10" (maximum measurement) (3.38m x 2.39m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having ceiling light point incorporating fan, radiator, double doors leading to the garden.

BEDROOM ONE

11' 2" (maximum measurement) x 11' 2" (maximum measurement) (3.40m x 3.40m)

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

BEDROOM TWO

10' 7" (maximum measurement) x 9' 8" (maximum measurement) (3.23m x 2.95m)

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



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted mains fed shower within, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern. Obscure glazed window to side aspect, coved cornice, ceiling light point, heated towel rail, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

EXTERIOR

To the front, the property has a dropped kerb leading to a driveway which extends to both the front and side of the property providing off road parking and vehicular access to the garage. To the rear, the garden is initial laid to a paved patio seating area leading to a central lawned section with gravelled beds and borders. The garden is enclosed by fencing.

GARAGE

16' 4" x 8' 8" (4.98m x 2.64m)

Having electric remote controlled up and over door, obscure glazed window to rear aspect, obscure glazed personnel door, served by power and lighting, housing the wall mounted electric fuse box.

SERVICES

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

REFERENCE

17012024/27164998/BAG



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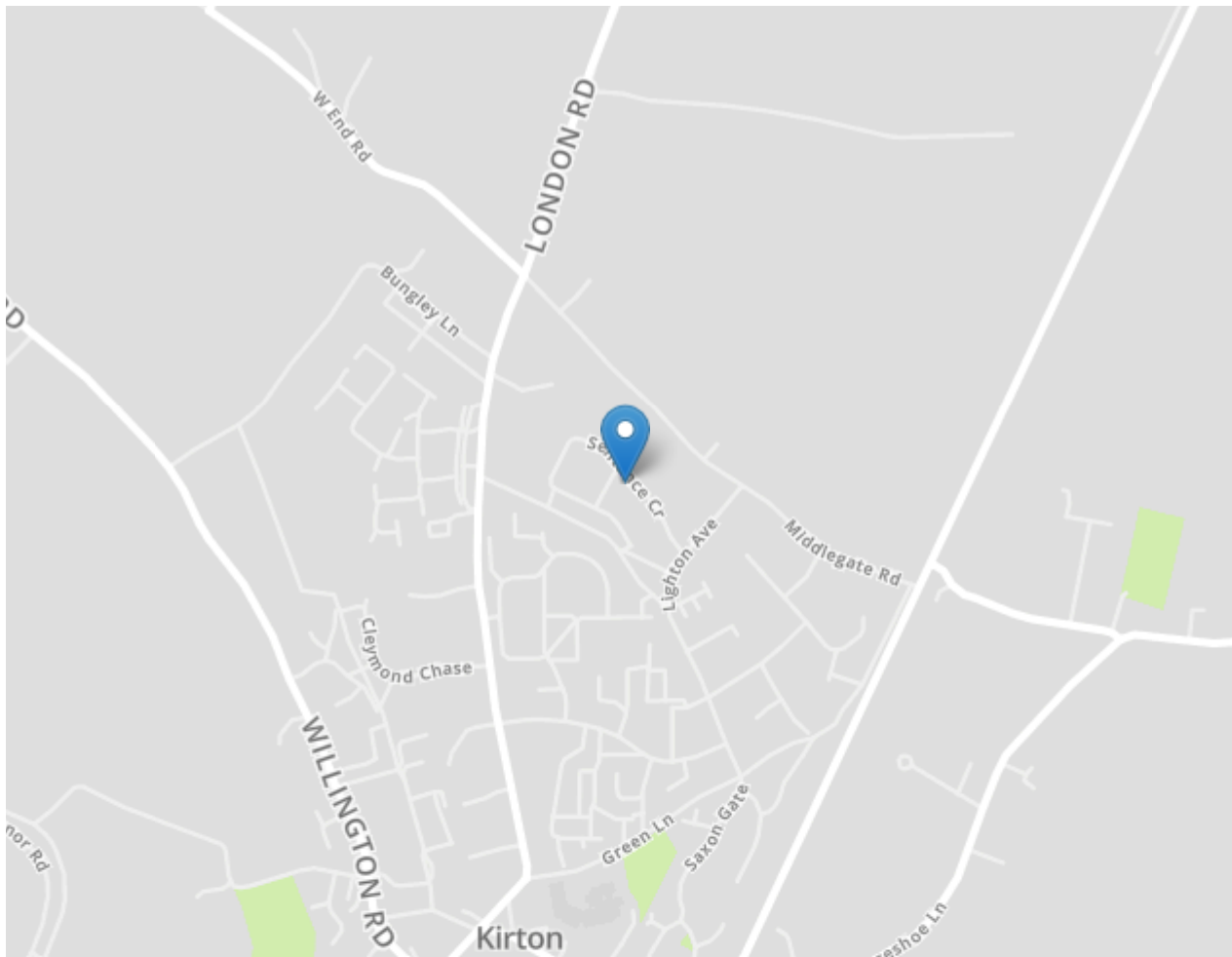
AGENT'S NOTES

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.

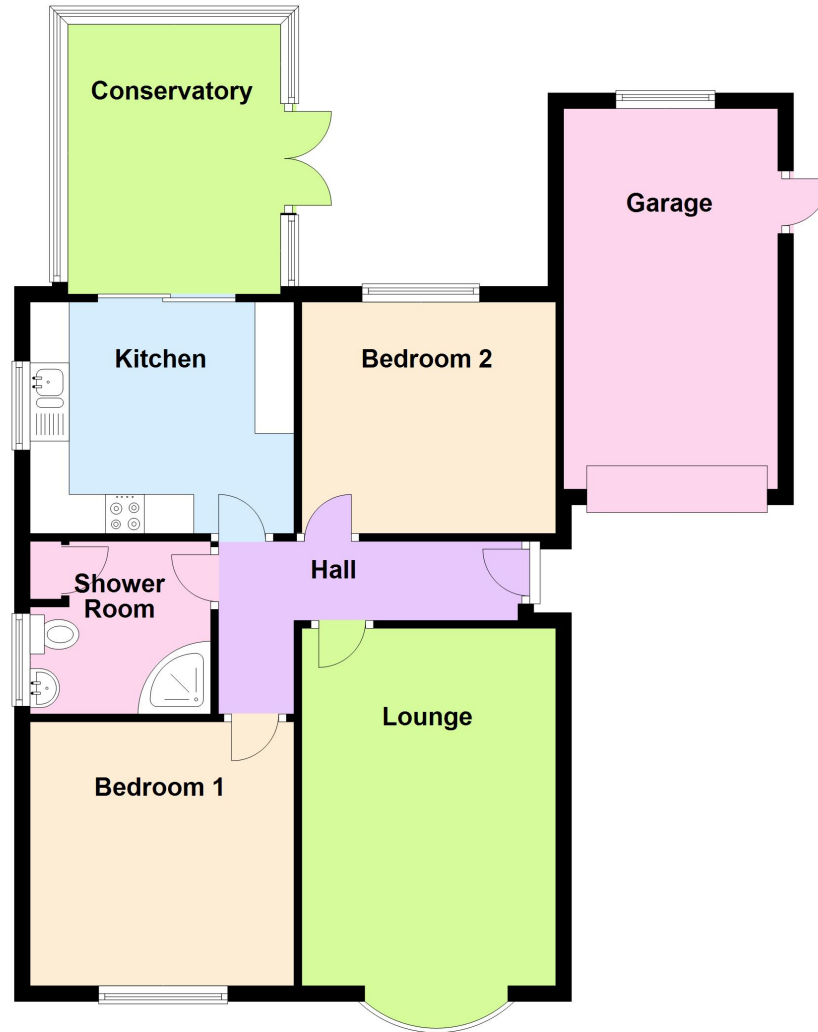
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 82.0 sq. metres (882.6 sq. feet)



Total area: approx. 82.0 sq. metres (882.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC