



SHARMAN
BURGESS
FOR SALE
01205 361161

£209,950

The Cottage, Kirton Holme, Boston, Lincolnshire PE20 1TJ

SHARMAN BURGESS

**The Cottage, Kirton Holme, Boston,
Lincolnshire PE20 1TJ
£209,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having a partially obscure glazed rear entrance door, space for fridge freezer, ceiling light point, door to: -

GROUND FLOOR BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and hand held shower attachment and fitted shower screen, WC, wash hand basin with vanity unit beneath. Radiator, extended tiled splashbacks, coved cornice, ceiling light point, extractor fan, radiator, obscure glazed window.

A three bedroomed semi detached property situated in a semi rural location with large gardens to the side and rear providing further scope for extension or alteration (s.t.p.p). Accommodation comprises a lounge, dining room, kitchen, ground floor bathroom and three bedrooms to the first floor. Further benefits include a gravelled driveway, double garage and LPG central heating.



SHARMAN BURGESS



KITCHEN

9' 3" x 7' 3" (2.82m x 2.21m)

Having counter tops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with glass splashback and illuminated fume extractor above, plumbing for automatic washing machine, window to side aspect, ceiling light point.

DINING ROOM

13' 8" (maximum measurement) x 11' 4" (maximum measurement) (4.17m x 3.45m)

Having window to rear aspect, radiator, covered cornice, ceiling light point, ornamental fireplace, base level storage units to either side of chimney breast. Archway through to: -

LOUNGE

17' 0" (maximum measurement) x 9' 4" (maximum measurement) (5.18m x 2.84m)

Having dual aspect windows to the front and side of the property, radiator, covered cornice, ceiling light point, TV aerial point, wiring for satellite TV, wall mounted cabinet housing the electric fuse box, fireplace with display surround and exposed brickwork inset with tiled hearth housing the multi fuel burner.

INNER LOBBY

Having staircase rising to the first floor landing, ceiling light point, radiator.

FIRST FLOOR LANDING

Having window to side aspect, radiator, ceiling light point, access to roof space.

BEDROOM ONE

13' 8" (maximum measurement) x 9' 9" (maximum measurement) (4.17m x 2.97m)

Having window to rear aspect, radiator, covered cornice, ceiling light point, over stairs wardrobe with hanging rail within, ornamental fireplace, built-in boiler cupboard housing the Viessmann combination gas central heating boiler.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 6" (maximum measurement) x 10' 3" (maximum measurement) (3.20m x 3.12m)

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

BEDROOM THREE

8' 6" (maximum measurement) x 7' 4" (maximum measurement) (2.59m x 2.24m)

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

EXTERIOR

The property is approached over a gravelled driveway which provides off road parking, hardstanding and turning space as well as vehicular access to the double garage. The property benefits from a lawned front garden with privet hedging to the front boundary. The remainder of the front boundary to the immediate front of the cottage comprises hawthorn hedging. The front garden also houses the LPG tank. The driveway is served by outside lighting.

DOUBLE GARAGE

21' 7" (maximum measurement)x 16' 5" (maximum measurement) (6.58m x 5.00m)

Of timber construction. Served by power and lighting. To the rear left hand corner of the building is a partition allowing for an area to be currently used a dog kennelling.

From the front garden, gated access leads you through to the remainder of the gardens which are predominantly situated to the side and rear of the property and provide scope for extension of the existing cottage, subject to gaining any necessary planning permissions or consents from the relevant local authorities. The gardens initially comprise a paved patio seating area which provides entertaining space, with a further sheltered seating area with artificial grass and corrugated plastic roof. The gardens are predominantly laid to lawn with raised beds and borders. The garden houses a timber tool shed and a solid fuel pizza oven which are both included within the sale.

OPEN FRONTED STORE

16' 4" x 9' 5" (4.98m x 2.87m)

Previously used as a seating and entertaining area.

To the rear section of the garden is a small brick store and a 6ft x 8ft greenhouse. The garden is fully enclosed by a mixture of fencing and hedging.

SERVICES

Mains water and electricity are connected. Drainage is to a private septic tank. The property is served by LPG fired central heating.

REFERENCE

26939189/06112023/CRO



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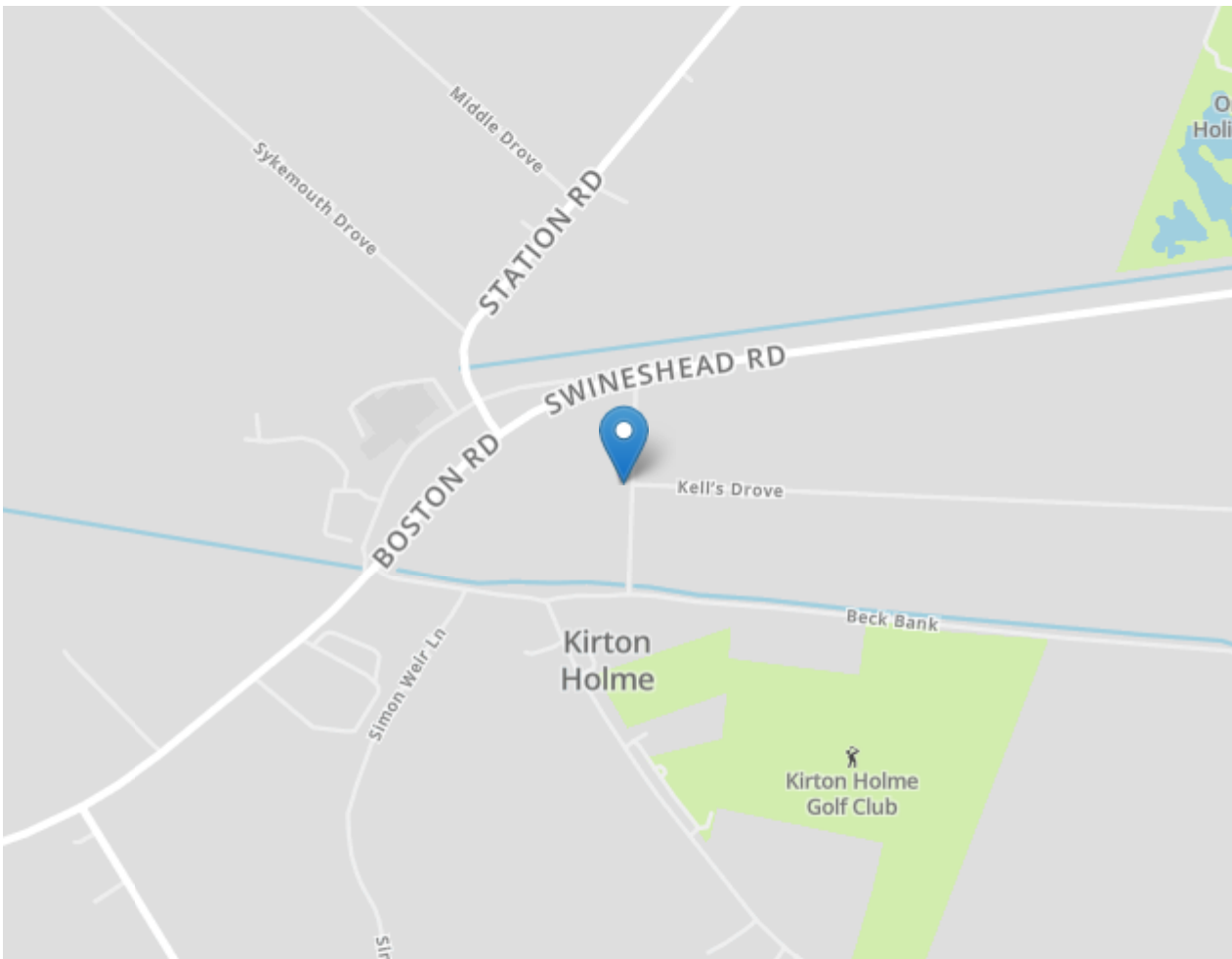
AGENT'S NOTES

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.

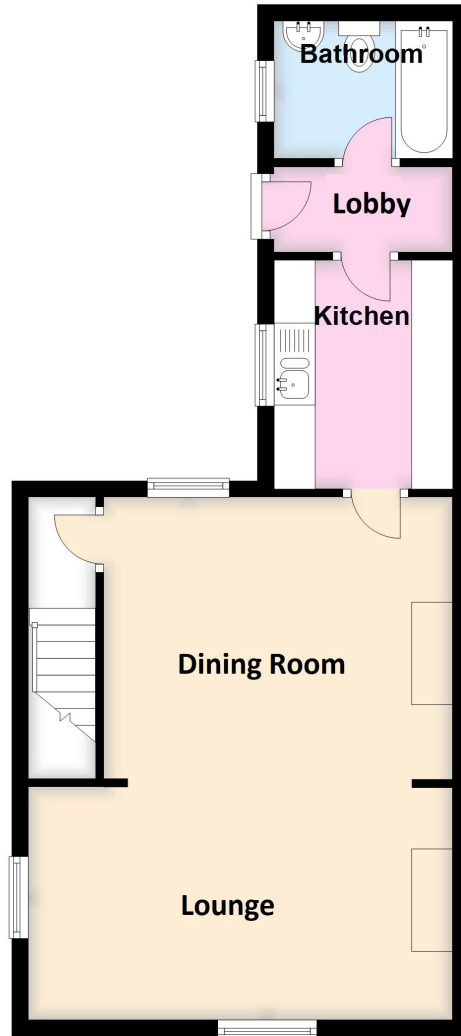
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

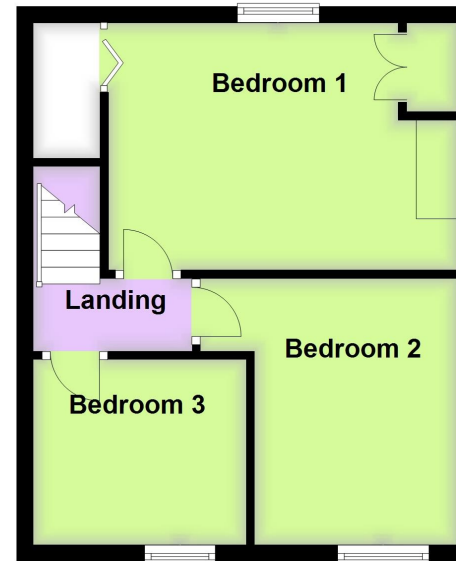


SHARMAN BURGESS

Ground Floor
Approx. 45.7 sq. metres (491.8 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 95 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 32 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |