



**£430,000**

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

**SHARMAN BURGESS**

**3 The Spinney, Kirton, Boston, Lincolnshire  
PE20 1DE  
£430,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

14' 9" (maximum) x 10' 9" (maximum including staircase) (4.50m x 3.28m)

Having a partially obscure glazed front entrance door, window to front aspect, dado rail, coved cornice, ceiling light point, radiator, wall mounted central heating thermostat, built-in cloak cupboard with hanging rail and shelving within.

**GROUND FLOOR CLOAKROOM**

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

A highly impressive, large detached house situated towards the bottom of a cul-de-sac and benefitting from a large south westerly facing rear garden. Accommodation comprises an entrance hall, lounge, office, dining room, ground floor cloakroom, kitchen, breakfast room, conservatory with under floor heating and a utility room. To the first floor are four generous double bedrooms and a family bathroom, with bedroom one also having a four piece ensuite. Further benefits include uPVC double glazing, gas central heating, block paved driveway and detached double garage.



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### LOUNGE

16' 3" (maximum including chimney breast) x 21' 1" (maximum) (4.95m x 6.43m)

Having two windows to front aspect, three radiators, dado rail, coved cornice, ceiling light point with ornamental ceiling rose, living flame coal effect gas fireplace with fitted inset and hearth and display surround, TV aerial point, wiring for satellite TV, French doors through to conservatory.

### OFFICE

9' 7" (maximum) x 7' 7" (maximum) (2.92m x 2.31m)

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

### DINING ROOM

14' 9" (maximum) x 11' 8" (4.50m x 3.56m)

Having two windows to front aspect, two radiators, dado rail, coved cornice, ceiling light point, access to ground floor cloakroom. Within one corner of the room is shower cubicle with wall mounted electric shower within and fitted shower screen.

### KITCHEN

12' 0" (maximum) x 13' 3" (maximum) (3.66m x 4.04m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated four ring gas hob, waist height double oven and grill, integrated fridge, integrated freezer, plumbing for dishwasher, window to rear aspect, coved cornice, ceiling recessed lighting.



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### BREAKFAST ROOM

7' 2" x 8' 10" (maximum) (2.18m x 2.69m)

Having counter top, base level storage unit, base level display cabinet, integrated fridge, radiator, ceiling light point, French doors leading to the :-

### CONSERVATORY

28' 3" (maximum) x 15' 10" (maximum) (8.61m x 4.83m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor with under floor heating, French doors leading to the rear garden, wall mounted air conditioning unit, served by power and lighting.

### UTILITY ROOM

8' 8" (maximum) x 5' 2" (maximum) (2.64m x 1.57m)

Having roll edge work surface with inset sink and drainer with mixer tap, base level storage units, matching eye level wall units, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Glow Worm gas central heating boiler, tiled floor, coved cornice, ceiling light point, wall mounted electric fuse box, extractor fan, obscure glazed door to rear garden.

### FIRST FLOOR LANDING

Having window to rear aspect, radiator, dado rail, coved cornice, ceiling light point, access to roof space served by loft ladder, airing cupboard housing the hot water cylinder and slatted linen shelving within.



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### BEDROOM ONE

23' 3" (maximum including entrance area and built-in wardrobes) x 11' 9" (7.09m x 3.58m)

Having two windows to front aspect, radiator, coved cornice, ceiling light point, extensive range of built-in bedroom furniture including wardrobes with hanging rails and shelving within.

### EN-SUITE BATHROOM

8' 8" x 7' 10" (2.64m x 2.39m)

Being fitted with a four piece suite comprising WC, wash hand basin with vanity unit beneath and counter top extending to the side, panelled bath, shower cubicle with wall mounted mains fed shower within and fitted shower screen, extended tiled splashbacks, heated towel rail incorporating radiator, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to rear aspect.

### BEDROOM TWO

16' 3" (maximum) x 10' 5" (maximum) (4.95m x 3.17m)

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

### BEDROOM THREE

14' 2" (maximum) x 10' 5" (maximum) (4.32m x 3.17m)

Having two windows to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.

### BEDROOM FOUR

10' 6" (maximum) x 8' 8" (maximum) (3.20m x 2.64m)

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



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### **FAMILY BATHROOM**

12' 9" (maximum) x 7' 0" (maximum) (3.89m x 2.13m)

Being fitted with a four piece suite comprising pedestal wash hand basin, WC, panelled bath with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen, radiator, obscure glazed window to front aspect, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point.

### **EXTERIOR**

To the front, the property is approached over a block paved driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the double garage. The well presented front gardens are predominantly laid to areas of shaped lawn, with paved access leading to the front entrance door. There is an additional section housing a greenhouse and there is shaped hedging to the front boundary.

### **DETACHED DOUBLE GARAGE**

25' 5" (maximum) x 18' 0" (maximum) (7.75m x 5.49m)

Having two up and over doors, personnel door leading to the garden, served by power and light.

### **REAR GARDEN**

Enjoying a pleasant approximate south westerly facing aspect and comprising hardstanding areas providing seating space, ideal for entertaining, and shaped lawns with well stocked flower and shrub borders. The garden is fully enclosed by fencing and hedging and is served by outside lighting. The garden houses a timber shed and summerhouse which are to be included with the sale.

### **SERVICES**

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

### **REFERENCE**

04102024/28293208/BRU



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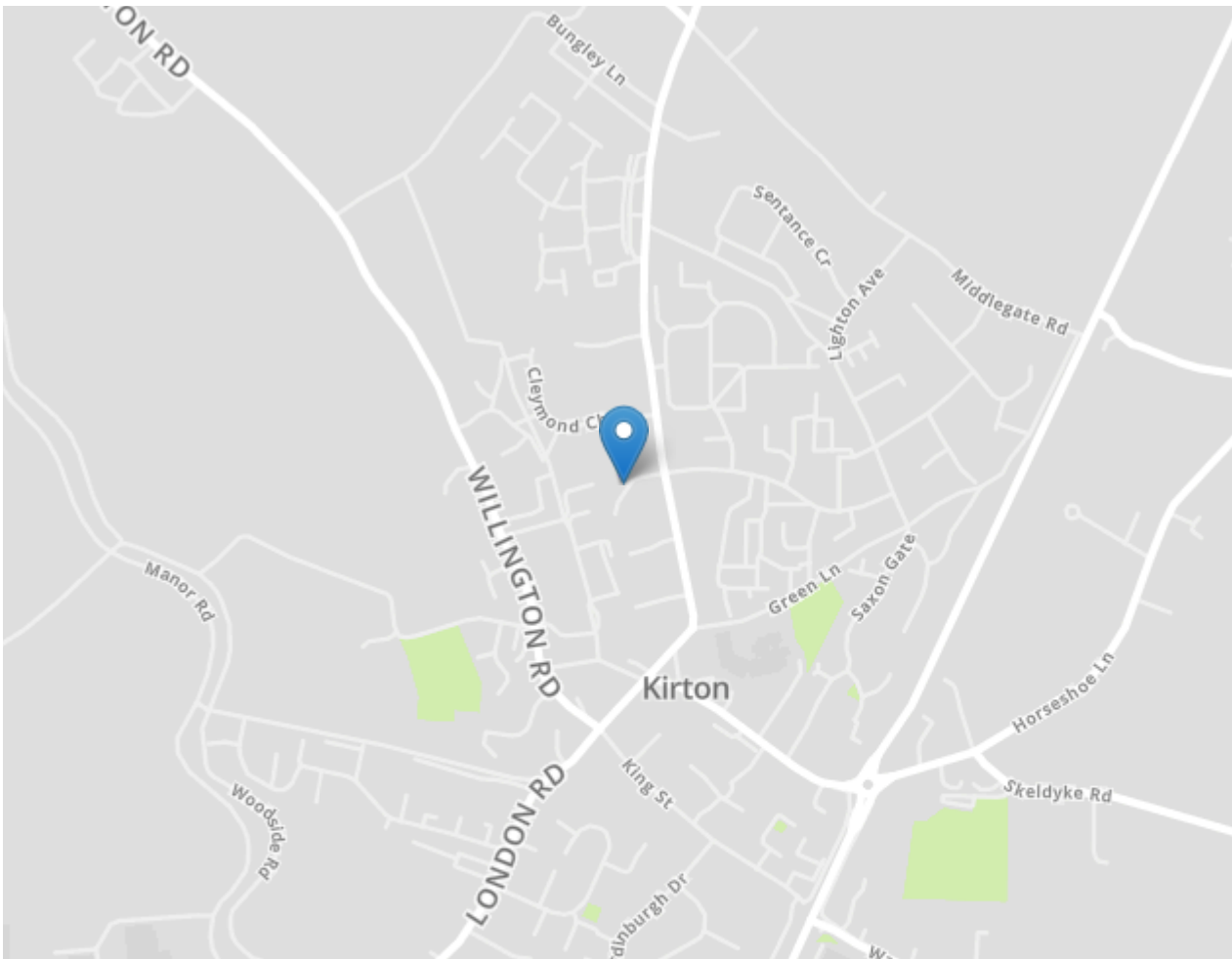
## AGENT'S NOTES

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.

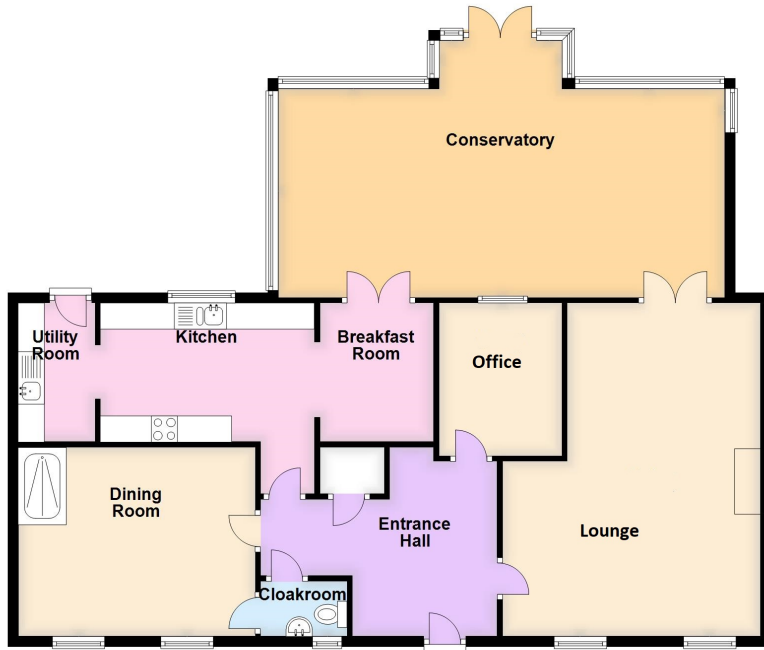
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

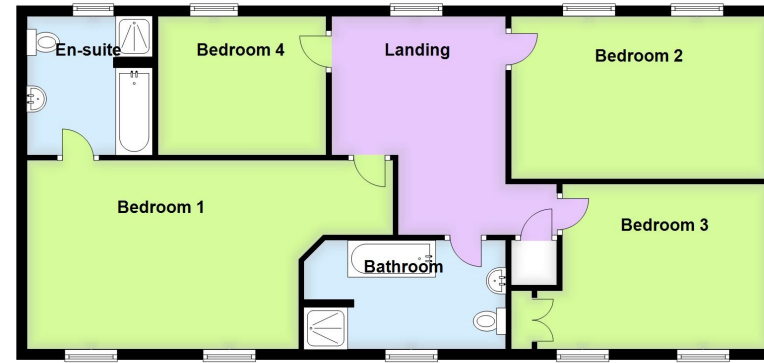


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 127.1 sq. metres (1368.1 sq. feet)



**First Floor**  
Approx. 90.1 sq. metres (969.8 sq. feet)



Total area: approx. 217.2 sq. metres (2337.8 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC