



£99,950

6 The Mill, Kirton, Boston, Lincolnshire PE20 1LB

SHARMAN BURGESS



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Est 1996

A mid-terraced bungalow with numbered allocated parking space situated in the popular and well served village of Kirton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, bedroom and modern shower room. Further benefits include uPVC double glazing and wall mounted electric heating.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wall mounted electric heater, wall mounted coat hooks, ceiling light point, access to roof space via loft ladder (our vendor advises it's partly boarded), built-in airing cupboard housing the hot water cylinder within.

SHOWER ROOM

Being fitted with a modern three piece suite comprising pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, push button WC, electric heated towel rail extractor fan, ceiling light point.

LOUNGE

15' 10" (maximum) x 11' 4" (maximum) (4.83m x 3.45m)
Having window, two wall mounted electric heaters, two ceiling light points, TV aerial point, archway through to: -

KITCHEN

8' 5" x 6' 1" (2.57m x 1.85m)

Having roll edge work surfaces with matching upstands, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, space for standard height fridge or freezer, window, ceiling light point.

BEDROOM

11' 7" (maximum) x 9' 8" (maximum) (3.53m x 2.95m)

Having window, ceiling light point, wall mounted electric heater.

EXTERIOR

To the front, the property benefits from a numbered allocated parking space.

SERVICES

Mains water, electricity and drainage are connected to the property. An annual service charge of approximately £293.48 is payable to Glide Property Management for the upkeep and maintenance of unadopted roads, walkways and communal areas.

REFERENCE

10102024/28237733/HAY

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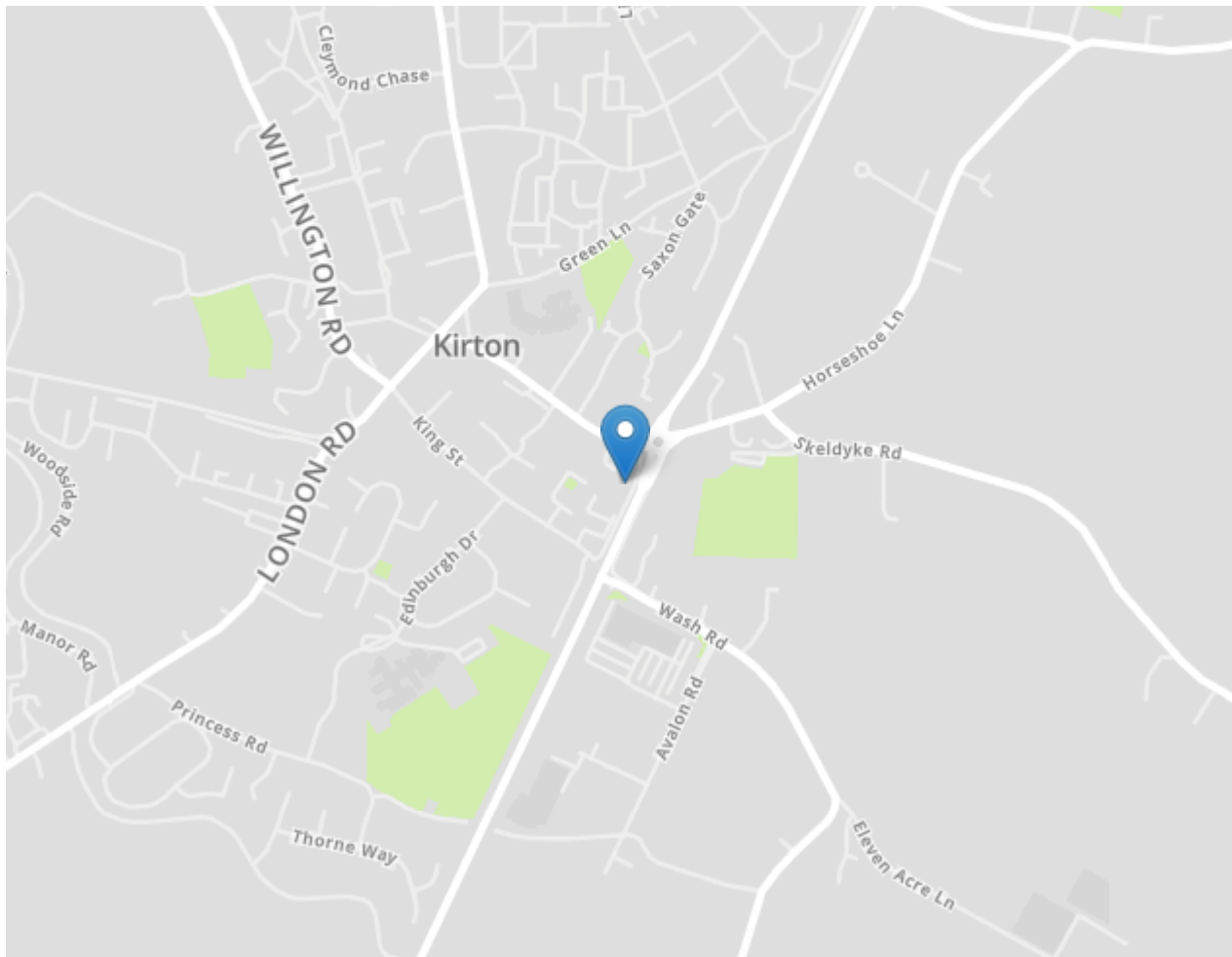
AGENT'S NOTES

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.

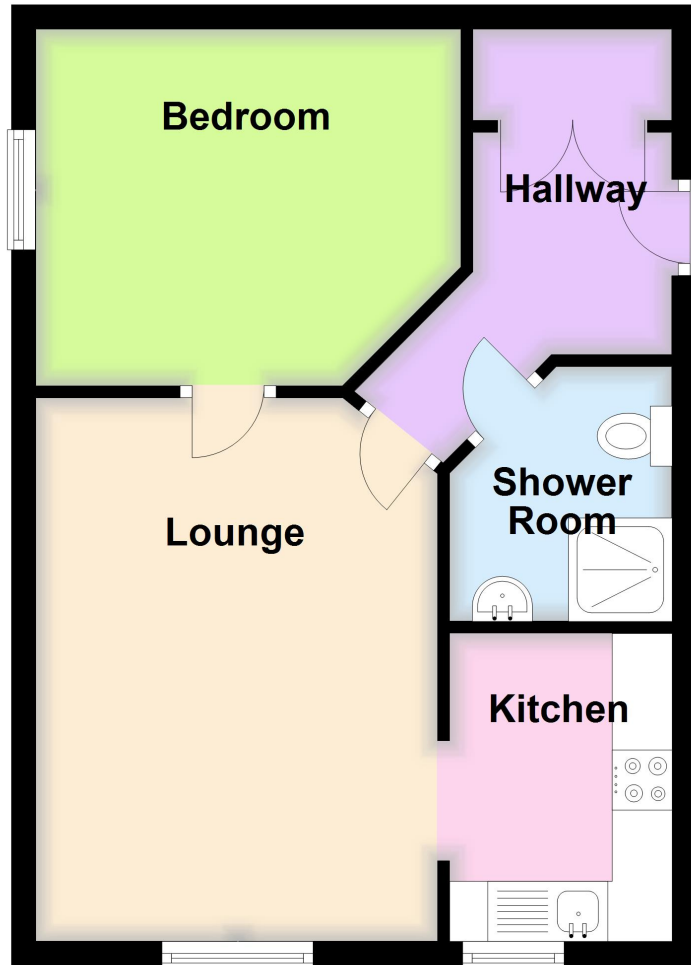
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 40.3 sq. metres (434.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC