



£135,000

61a Horseshoe Lane, Kirton, Boston, Lincolnshire PE20 1LW

SHARMAN BURGESS

**61a Horseshoe Lane, Kirton, Boston,
Lincolnshire PE20 1LW
£135,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, staircase rising to first floor, ceiling light point, wall mounted central heating thermostat.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, pedestal wash hand basin, radiator, extractor fan, ceiling light point, electric fuse box.

A mid terraced property with accommodation comprising entrance hall, lounge, kitchen, ground floor cloakroom, two bedrooms and shower room. Further benefits include front and rear gardens and allocated parking to the rear. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN

10' 7" x 6' 9" (3.23m x 2.06m)

Having roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, window to front elevation, ceiling mounted strip light.

LOUNGE

14' 0" (maximum) x 13' 6" (maximum) (4.27m x 4.11m)

Having French doors leading to the rear garden, window to rear elevation, two radiators, coved cornice, two ceiling light points, TV aerial point, under stairs storage cupboard.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in airing cupboard housing the hot water cylinder and shelving within.

BEDROOM ONE

14' 0" (maximum) x 10' 10" (maximum into recess) (4.27m x 3.30m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

13' 5" (maximum into recess) x 6' 2" (at widest point) (4.09m x 1.88m)

Having window to rear elevation, radiator, ceiling light point.



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SHOWER ROOM

Being fitted with a three piece comprising pedestal wash hand basin with tiled splashback, push button WC, shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, radiator, extractor fan, ceiling light point, electric shaver point, obscure glazed window to front elevation.

EXTERIOR

The property benefits from an allocated parking space to the rear.

FRONT GARDEN

With picket style gate and paved pathway leading to the front entrance door, with lawned garden and slower and shrub borders. The garden is enclosed by a mixture of fence and hedging.

REAR GARDEN

Enjoying an approximately south easterly facing aspect and comprising sections of paved patio, gravelled areas and concrete hardstanding suitable for a garden shed. Gated access leads to the allocated parking to the rear. The garden is fully enclosed by fencing.

SERVICES

Mains water, electricity and drainage are connected. The property is served by an air source heat pump.

REFERENCE

03062025/29524064/ATK



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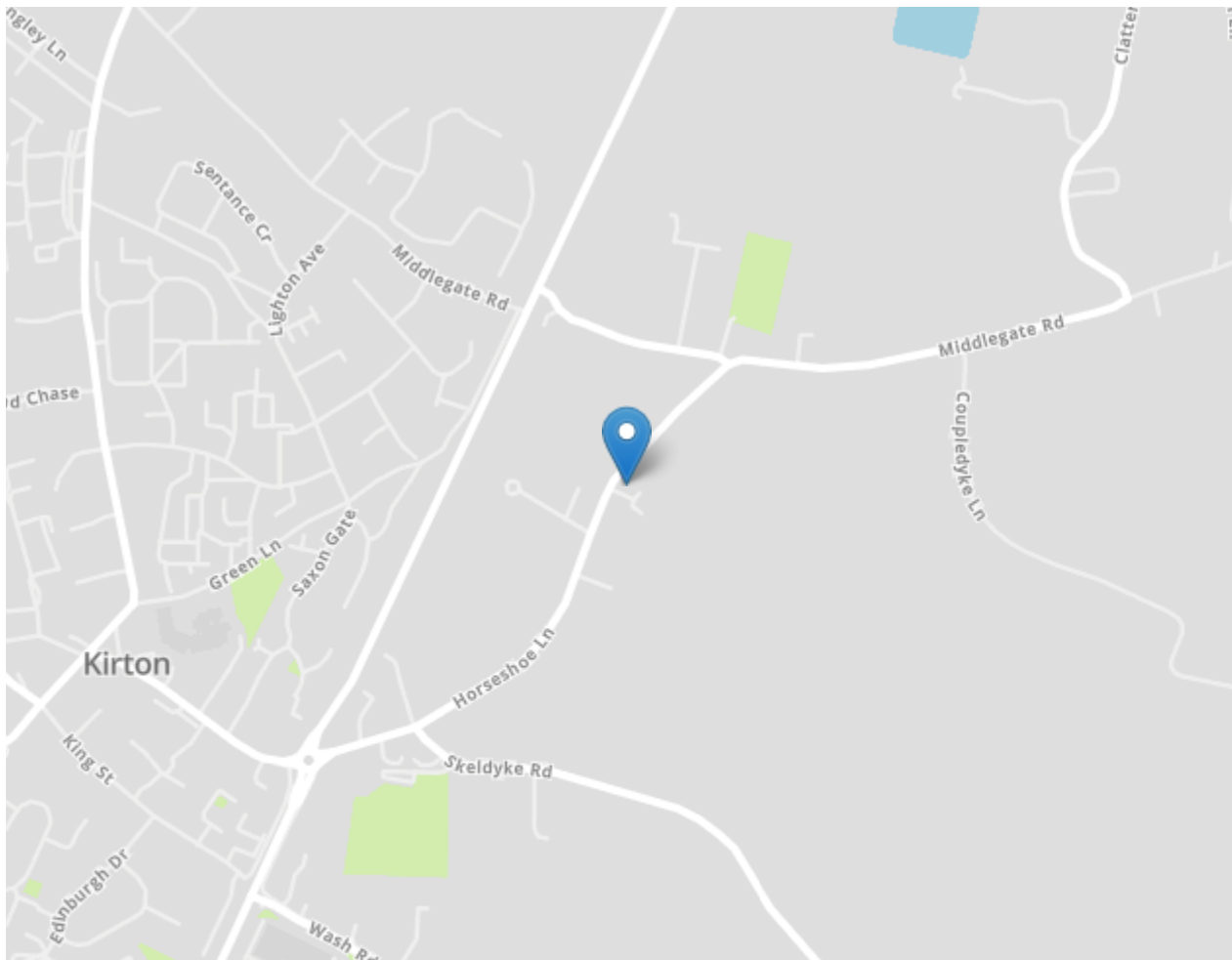
AGENT'S NOTES

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.

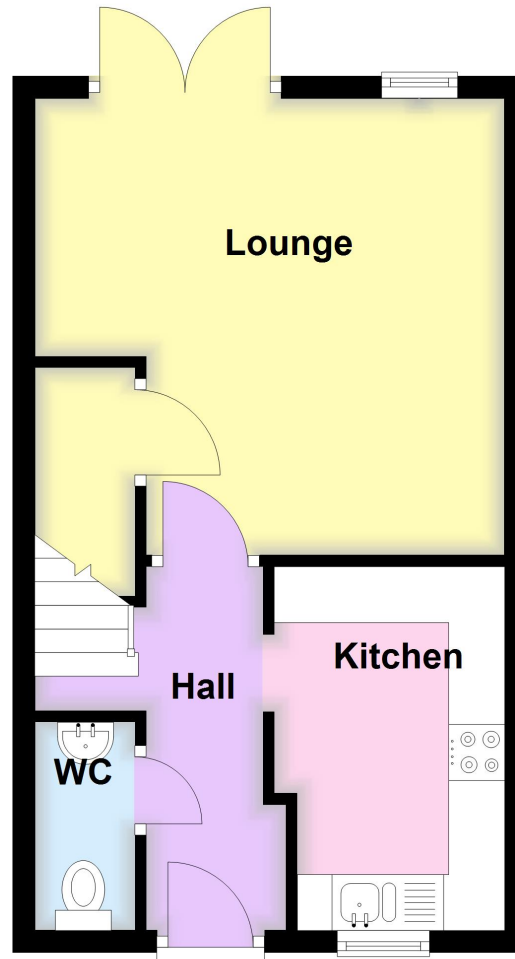
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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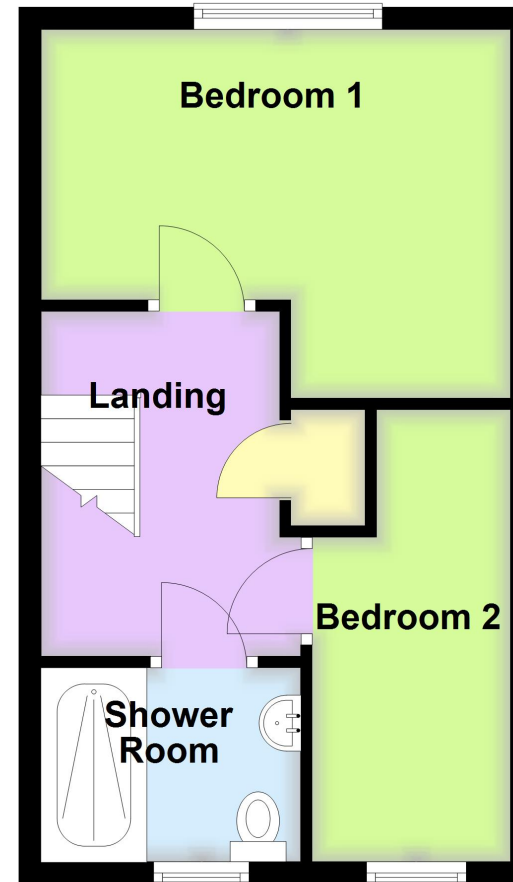
Ground Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		