



**£239,950**

31 Swift Gardens, Kirton, Boston, Lincolnshire PE20 1EQ

**SHARMAN BURGESS**



**31 Swift Gardens, Kirton, Boston,  
Lincolnshire PE20 1EQ  
£239,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having side entrance door, window to front elevation, radiator, staircase rising to first floor, under stairs storage cupboard.

**LOUNGE**

12' 2" x 12' 11" (3.71m x 3.94m)

Having double glazed window to front elevation, radiator, TV aerial point.

**GROUND FLOOR CLOAKROOM**

Having low level push button WC, corner wash hand basin with tiled splashbacks, radiator, extractor fan.

A modern, well presented detached property situated on a corner plot overlooking a communal green within the popular and well served village of Kirton. Accommodation comprises an entrance hall, lounge, cloakroom, kitchen diner, utility room, three bedrooms to the first floor, en-suite to bedroom one and a family bathroom. Further benefits include off road parking, garage and well maintained rear garden.



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### KITCHEN DINER

9' 3" x 18' 0" (2.82m x 5.49m)

Having a modern fitted kitchen comprising a range of wall and base level storage units, areas of work surfaces with tiled splashbacks, inset composite one and a half bowl sink and drainer with mixer tap, integrated oven, gas hob with extractor fan above, integrated fridge freezer, space and plumbing for dishwasher, radiator, TV aerial point, ceiling recessed spotlights, double glazed window to side elevation, double glazed patio doors leading to the rear garden. Door to: -

### UTILITY ROOM

5' 4" x 7' 7" (1.63m x 2.31m)

Having base level storage units, area of worksurface, space and plumbing for automatic washing machine, wall mounted central heating boiler, extractor fan, side entrance door.

### FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to side elevation, airing cupboard, access to roof space.

### BEDROOM ONE

10' 9" x 12' 10" (maximum) (3.28m x 3.91m)

Having double glazed window to front elevation enjoying views over the communal green, radiator, TV aerial point, door to: -

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level push button WC, pedestal wash hand basin, shower cubicle with mains fed shower within, tiled splashbacks, heated towel rail, ceiling recessed spotlights, extractor fan, double glazed windows to front and side elevation.



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### BEDROOM TWO

9' 6" x 9' 5" (2.90m x 2.87m)

Having double glazed window to rear elevation, radiator.

### BEDROOM THREE

8' 2" x 9' 5" (2.49m x 2.87m)

Having double glazed window to side elevation, radiator.

### BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted electric shower above and shower screen, pedestal wash hand basin, low level push button WC, wall mounted heated towel rail, ceiling recessed spotlights, extractor fan, partly tiled walls.

### EXTERIOR

The property benefits from a shrub border and shaped lawn to the front and side of the property. Side gated access leads into the: -

### REAR GARDEN

Being predominantly laid to shaped lawn with slate borders and raised decked seating area. The garden is fully enclosed by wall and timber fencing.

The driveway is situated to the rear of the property and provides off road parking as well as access to the: -

### SINGLE GARAGE

Having pitched roof allowing for extra storage, up and over door, served by power and lighting, patio doors leading into the garden.

### SERVICES

Mains gas, electricity, water and drainage are connected. An annual service charge of £146.52 is payable for the upkeep and maintenance of unadopted roads, walkways and communal green spaces.

### REFERENCE

03042025/28923650/BEA





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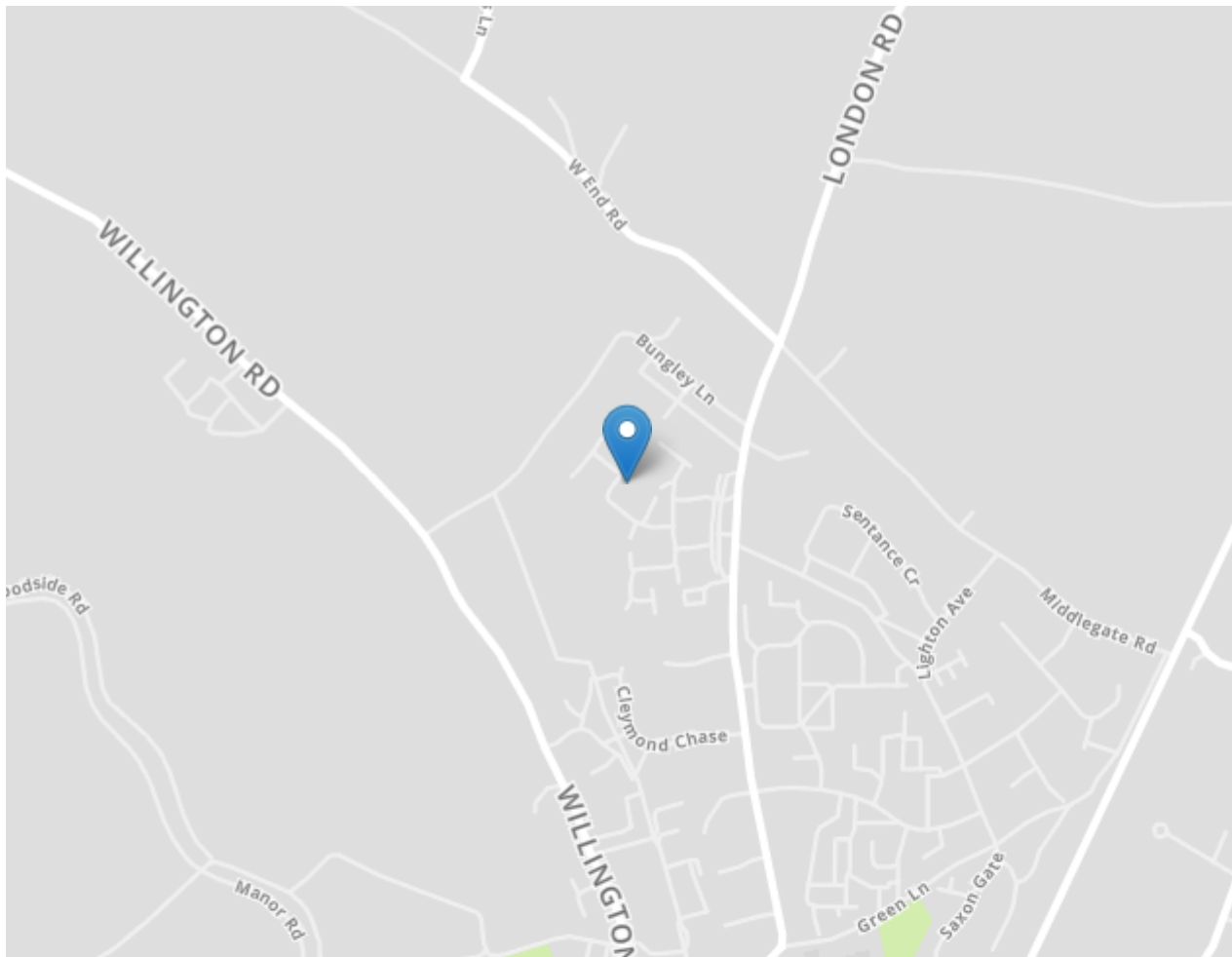
## AGENT'S NOTES

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.



**SHARMAN BURGESS**



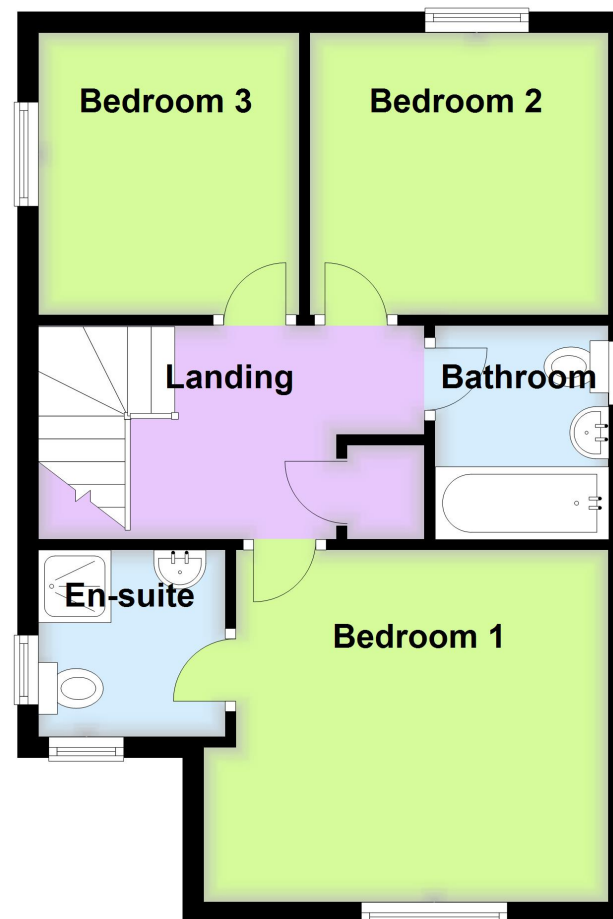
## Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 95        |
| (81-91)                                     | B | 83                      |           |
| (69-80)                                     | C |                         |           |
| (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 |           |