



**£165,000**

7 Willington Road, Kirton, Boston, Lincolnshire PE20 1EH

**SHARMAN BURGESS**

**7 Willington Road, Kirton, Boston,  
Lincolnshire PE20 1EH  
£165,000 Freehold**

**ACCOMMODATION**

**SITTING ROOM**

13' 8" (maximum) x 12' 2" (maximum including staircase) (4.17m x 3.71m)

Having rear entrance door, radiator, ceiling recessed lighting, double doors leading to rear garden.

**WALK-IN UTILITY AREA**

Having plumbing for washing machine, power, light, glazed window to rear aspect.

Having been recently renovated and modernised throughout, this detached property is situated in a popular and well served village location and is offered for sale with NO ONWARD CHAIN. Accommodation comprises a sitting room, kitchen, lounge, utility area, ground floor bathroom and four bedrooms to the first floor. Further benefits include a low maintenance rear yard.



**SHARMAN BURGESS**



### **KITCHEN**

12' 8" (maximum) x 10' 6" (maximum) (3.86m x 3.20m)

Having a refitted kitchen comprising counter tops, base level storage units, drawer units and matching eye level wall units, space for dishwasher, integrated one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated oven and grill, four ring induction hob with fume extractor above, window to front aspect, ceiling recessed lighting. Archway through to: -

### **LOUNGE**

13' 0" (maximum including chimney breast) x 11' 6" (3.96m x 3.51m)

Having window to front aspect, radiator, ceiling recessed lighting.

### **GROUND FLOOR BATHROOM**

7' 3" x 8' 1" (2.21m x 2.46m)

Being fitted with a white three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, fully tiled walls, tiled flooring, radiator, extractor fan, coved cornice, ceiling light point.

### **FIRST FLOOR LANDING**

Having ceiling light point.

### **BEDROOM ONE**

11' 2" (maximum) x 12' 9" (maximum) (3.40m x 3.89m)

Having window to front aspect, radiator, ceiling light point, built-in boiler cupboard with wall mounted Baxi boiler within, built-in airing cupboard.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM TWO**

10' 5" (maximum) x 12' 8" (maximum) (3.17m x 3.86m)

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

### **BEDROOM THREE**

8' 3" (maximum) x 7' 5" (maximum) (2.51m x 2.26m)

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

### **BEDROOM FOUR**

7' 10" (excluding recess) x 8' 0" (with reduced head height) (2.39m x 2.44m)

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

### **EXTERIOR**

To the rear of the property is a low maintenance paved garden. The property benefits from vehicular right of way to the right hand side of the property, leading to the rear where parking may be possible to the immediate rear of the property.

### **SERVICES**

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

### **REFERENCE**

03042024/27516920/STA



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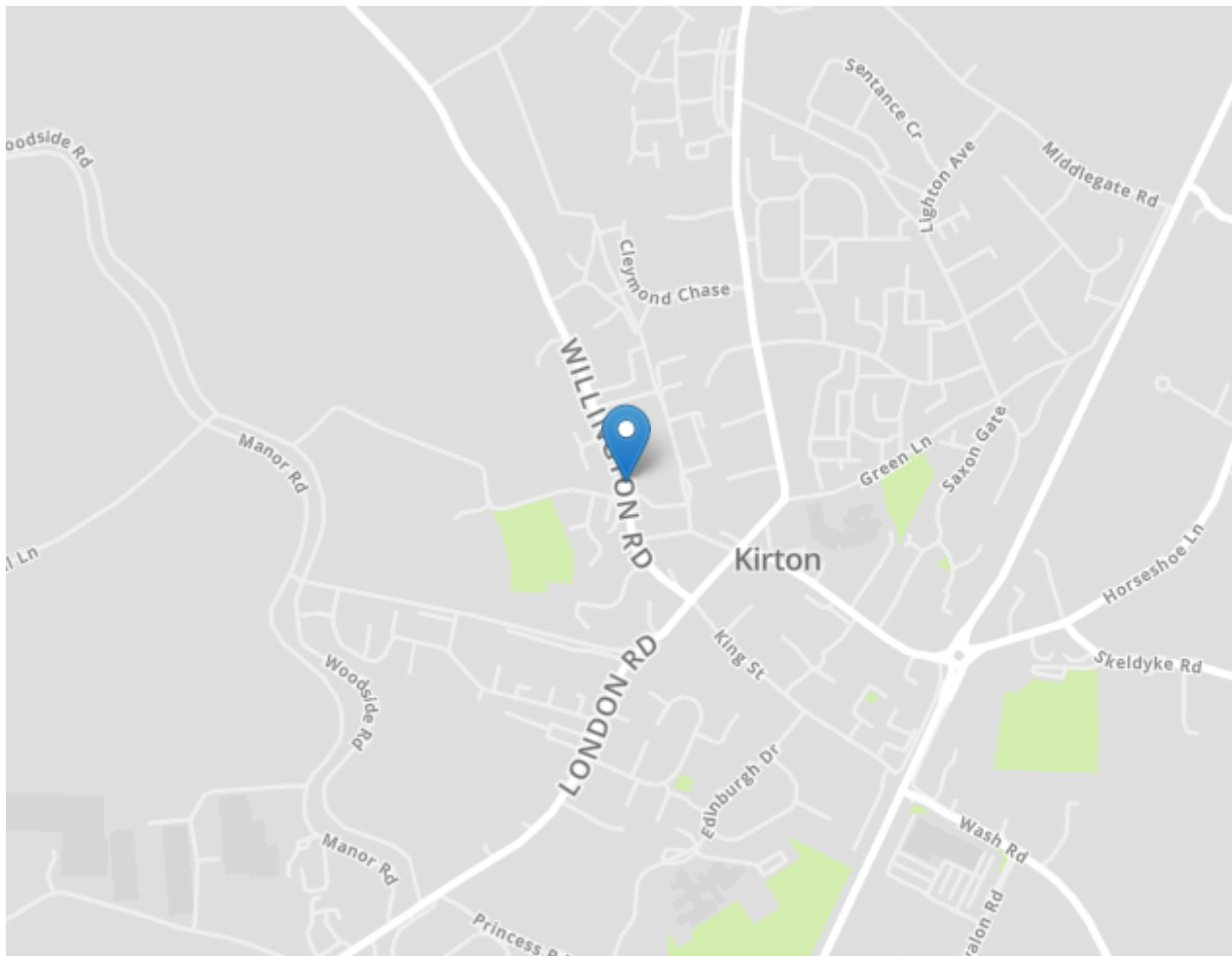
## AGENT'S NOTES

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.

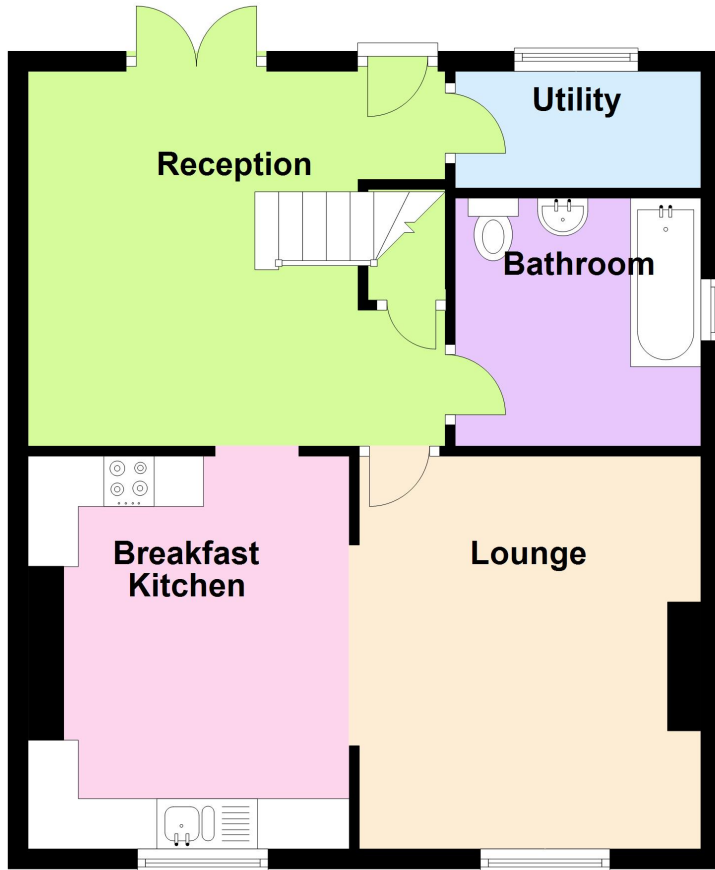
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

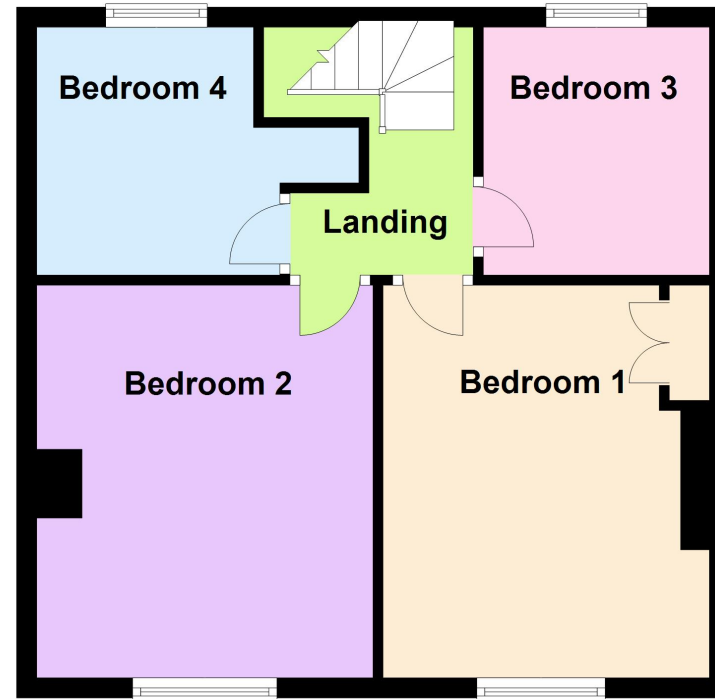
## Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC