



**£279,950**

7 Jubilee Close, Kirton, Boston, Lincolnshire PE20 1XB

**SHARMAN BURGESS**

**7 Jubilee Close, Kirton, Boston, Lincolnshire  
PE20 1XB  
£279,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door, staircase leading off, under stairs storage cupboard, radiator, coved cornice, two ceiling light points, wall mounted central heating thermostat.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC and wash hand basin with tiled splashback, radiator, coved cornice, ceiling light point, obscure glazed window to front aspect.

A well presented four double bedroomed family home offering good sized living accommodation throughout. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, dining room and breakfast kitchen. The property has had one of its garages converted to provide an additional sitting room which is currently used as a gym/gaming room by the current vendor. Arranged off the first floor landing are the four double bedrooms, with bedroom one having en-suite shower room, and a family bathroom. Further benefits include pressed patterned concrete driveway, single garage, gas central heating and gardens to both the front and rear.



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### LOUNGE

15' 9" (maximum) x 10' 8" (maximum) (4.80m x 3.25m)  
Having window to front aspect, two radiators, coved cornice, ceiling light point, two wall light points, TV aerial point, wiring for satellite TV, living flame gas fire with fitted hearth, inset and display surround. Double doors through to:

### DINING ROOM

9' 10" x 8' 4" (3.00m x 2.54m)  
Also accessed from the kitchen. Having radiator, coved cornice, ceiling light point, double doors leading to the garden.

### BREAKFAST KITCHEN

Comprising: -

### SECTION ONE

10' 0" x 8' 2" (3.05m x 2.49m)  
Having counter tops with stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units and eye level corner display shelving, integrated oven and grill, four ring gas hob and fume extractor, window to rear aspect, space for twin height fridge freezer, coved cornice, ceiling light point. Archway through to: -



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## SECTION TWO

8' 6" x 8' 8" (2.59m x 2.64m)

Having counter top with plumbing for automatic washing machine beneath, plumbing for dishwasher and space for condensing tumble dryer, large larder style unit, wall mounted storage cupboards, radiator, coved cornice, ceiling light point, window to rear aspect, door to rear garden.

## OFFICE/SITTING ROOM

16' 6" x 8' 2" (5.03m x 2.49m)

Having window to front aspect, radiator, coved cornice, ceiling light point. This room is currently used as a gym/gaming room by the current vendor.

## FIRST FLOOR LANDING

Having radiator, coved cornice, ceiling light point, access to roof space, built-in linen cupboard with slatted shelving within, over stairs storage cupboard with hanging rail within.

## BEDROOM ONE

16' 5" (maximum) x 11' 3" (maximum) (5.00m x 3.43m)

Having two windows to front aspect, two radiators, coved cornice, ceiling light point.

## EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with fitted screen and wall mounted mains fed shower within, WC, pedestal wash hand basin, tiled splashbacks, radiator, obscure glazed window to side aspect, extractor fan, coved cornice, ceiling light point, electric shaver point.



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### BEDROOM TWO

14' 2" (maximum into recess) x 10' 4" (4.32m x 3.15m)

Having window to front aspect, radiator, coved cornice, radiator, ceiling light point, built-in double wardrobe with hanging rail within.

### BEDROOM THREE

11' 9" (maximum) x 10' 4" (maximum) (3.58m x 3.15m)

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

### BEDROOM FOUR

9' 6" x 8' 10" (2.90m x 2.69m)

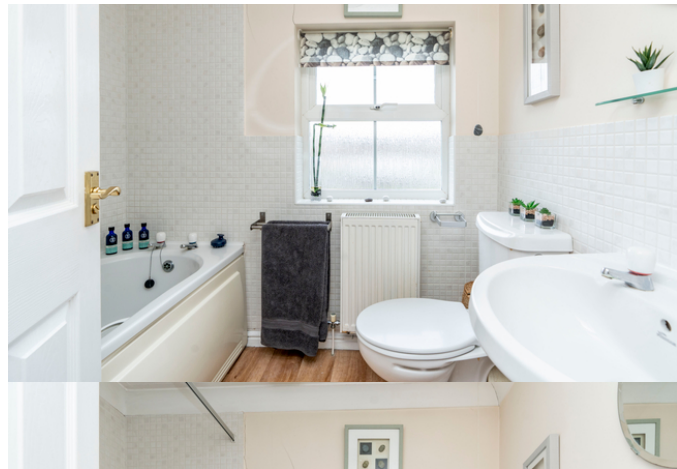
Having window to rear aspect, radiator, coved cornice, ceiling light point.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted Aqualisa mains fed shower above, WC, pedestal wash hand basin, radiator, extended tiled splashbacks, remaining walls tiled to approximately half height, coved cornice, ceiling light point, extractor fan, obscure glazed window.

### EXTERIOR

To the front, the property is approached over a pressed patterned concrete driveway which provides off road parking and hardstanding as well as vehicular access to the garage. There is a lawned front garden with beech hedging to the front boundary and pathway leading to the front entrance door.



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### **GARAGE**

17' 2" x 8' 4" (5.23m x 2.54m)

Having up and over door, served by power and lighting, housing the wall mounted gas combi central heating boiler.

Gated access to both sides of the property lead to the rear garden. The rear garden comprises lawned sections with gravelled borders and large pressed patterned concrete patio seating area providing entertaining space. The garden is fully enclosed by fencing and served by external tap and lighting.

### **SERVICES**

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

### **REFERENCE**

01032024/27313922/JAC



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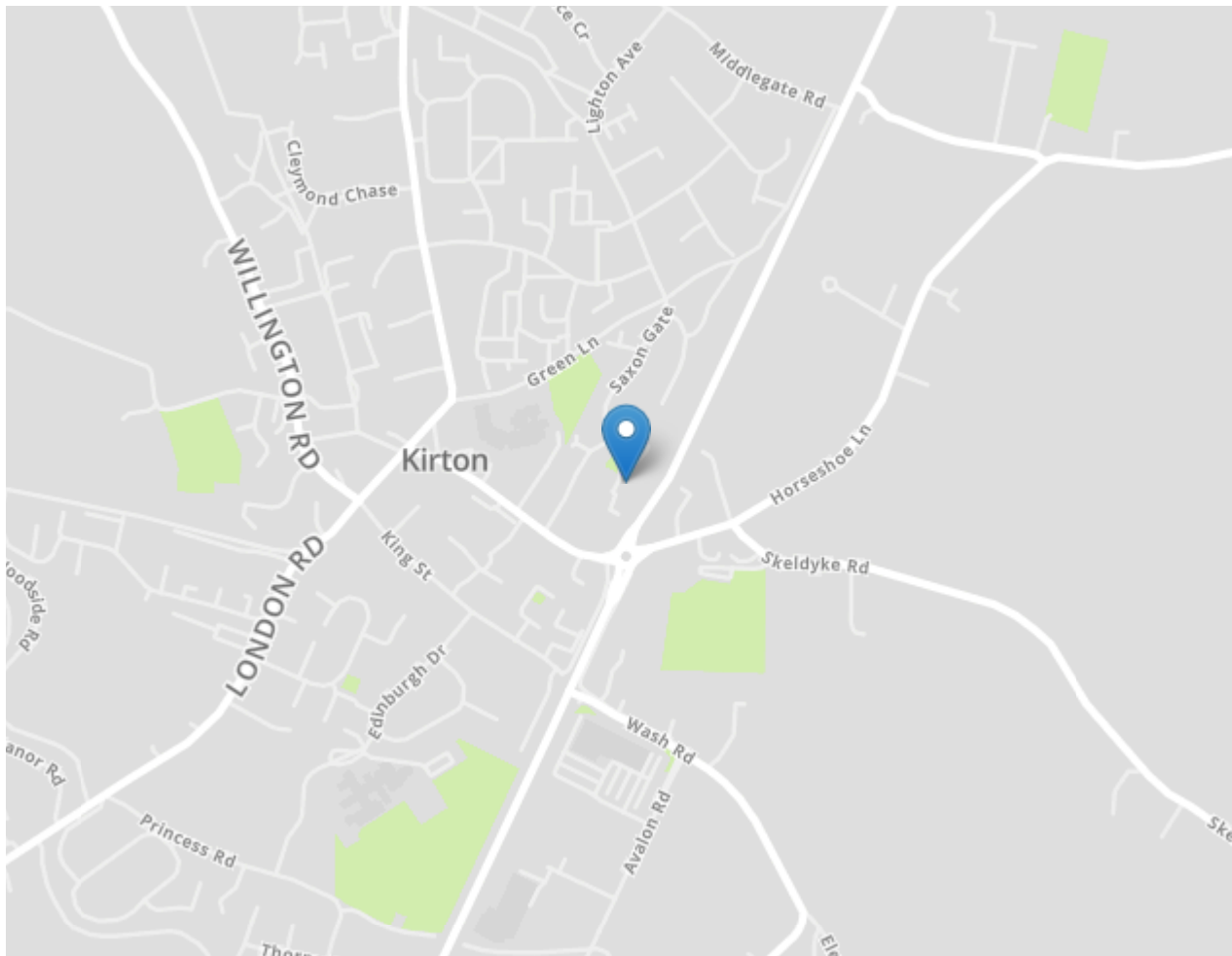
## AGENT'S NOTES

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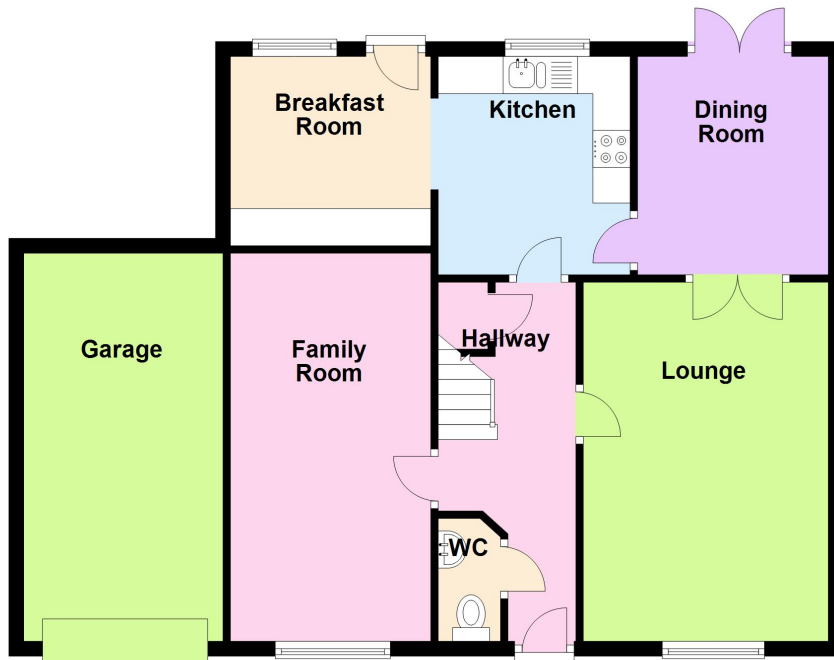
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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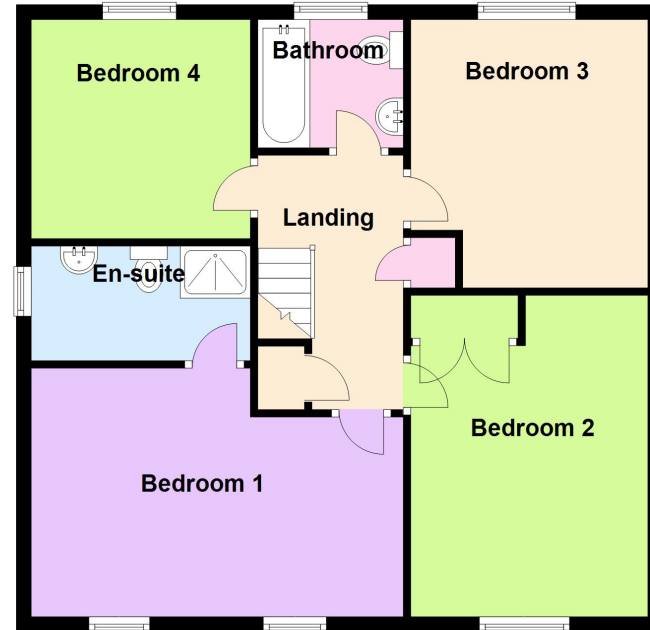
### Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



### First Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



Total area: approx. 144.2 sq. metres (1552.4 sq. feet)

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