



FOR SALE
01205 361161

£149,950

29 Hardwick Estate, Kirton, Boston, Lincolnshire PE20 1HQ

SHARMAN BURGESS

**29 Hardwick Estate, Kirton, Boston,
Lincolnshire PE20 1HQ
£149,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With partially obscure glazed front entrance door, ceiling recessed lighting, door to: -

ENTRANCE HALL

With staircase leading off, radiator, ceiling light point, wall mounted central heating thermostat, built-in cloak cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, tiled floor, obscure glazed window to front aspect, ceiling light point.

An end of terrace property offered for sale with NO ONWARD CHAIN and benefitting from a larger than average garage which is to be included within the sale. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen diner, lounge, rear entrance lobby/laundry room, three independent bedrooms to the first floor and a family bathroom. Further benefits include gas central heating, uPVC double glazing and an enclosed garden to the rear.



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KITCHEN DINER

14' 4" (maximum) x 11' 3" (maximum) (4.37m x 3.43m)
Having a fitted kitchen comprising counter tops with tiled splashbacks and inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, built-in larder cupboard, space for cooker, plumbing for automatic washing machine, tiled flooring, radiator, wall mounted gas combination central heating boiler, coved cornice, ceiling recessed lighting, window to front aspect.

LOUNGE

17' 7" x 11' 7" (5.36m x 3.53m)
Having radiator, coved cornice, two ceiling light points, TV aerial point, telephone point, window to rear aspect, double doors leading out to the garden, living flame coal effect gas fire with fitted inset and hearth and display surround. Door to: -

REAR ENTRANCE LOBBY

Offering a variety of uses including potential office, storage space or laundry room. With obscure glazed window to rear aspect, obscure glazed entrance door, power, ceiling recessed lighting, vent for tumble dryer.

FIRST FLOOR LANDING

With radiator, ceiling light point, access to roof space, built-in linen cupboard.

BEDROOM ONE

12' 10" (maximum) x 11' 3" (maximum) (3.91m x 3.43m)
With window to front aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

13' 5" (maximum) x 11' 3" (maximum) (4.09m x 3.43m)

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

BEDROOM THREE

9' 5" x 7' 7" (2.87m x 2.31m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above and fitted shower screen, radiator, obscure glazed window, coved cornice, ceiling light point, extractor fan.

EXTERIOR

To the front, the property has a garden which is laid to grass with low level privet hedging to the front boundary.

The rear garden initially comprises a paved patio seating area leading to the remainder which is predominantly laid lawn. To the rear hand corner of the garden is a shed. The garden is fully enclosed.

GARAGE

Prospective purchasers should be aware that there is a detached garage included within the sale of the property, however, the garage is on a separate title and is to be dealt with along with the house purchase at the conveyancing stage and is included within the price of the property.

17' 9" x 12' 4" (5.41m x 3.76m)

Of concrete sectional construction, with up and over door and personnel door to rear.

SERVICES

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

REFERENCE

17062024/27831126/AUE



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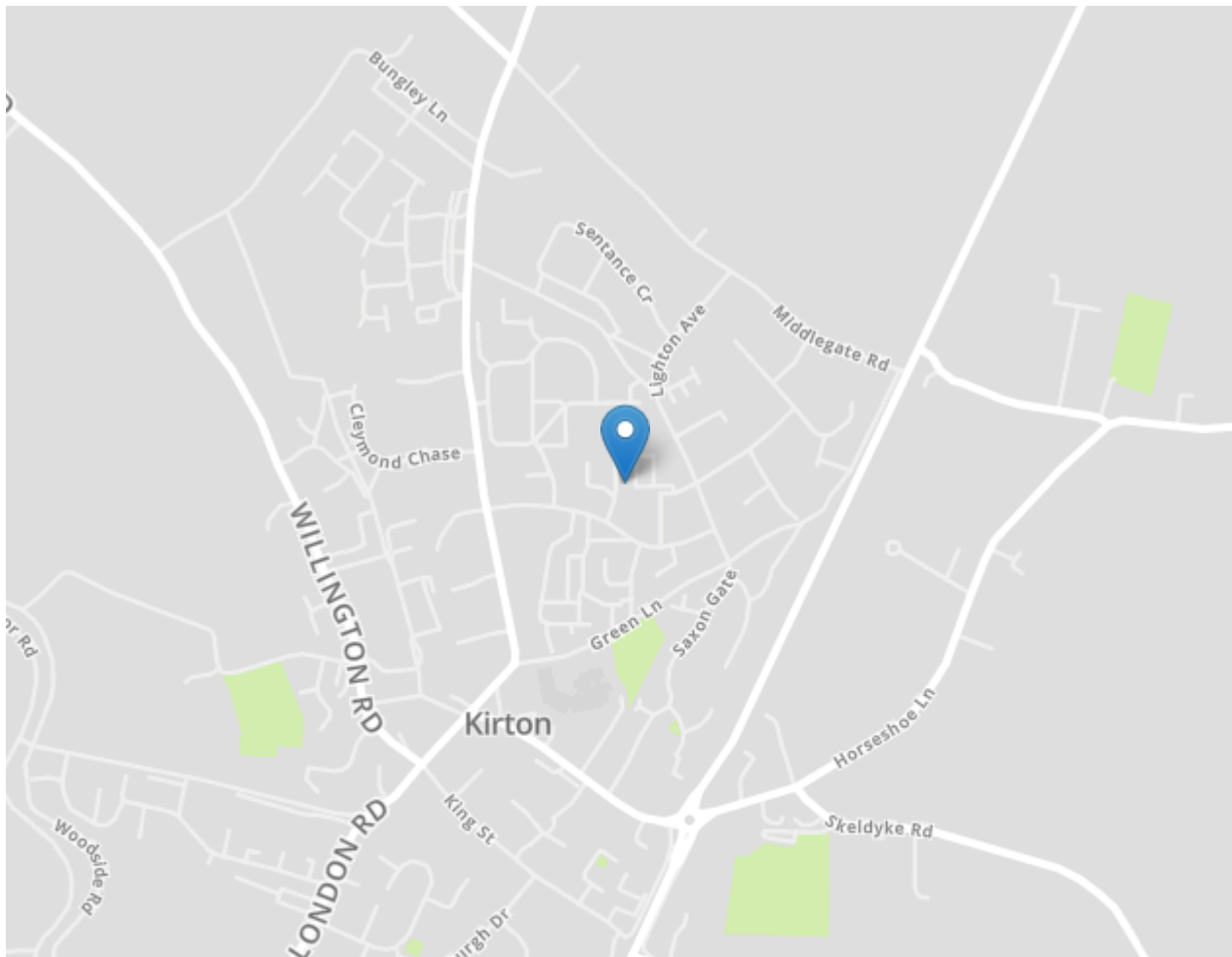
AGENT'S NOTES

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.

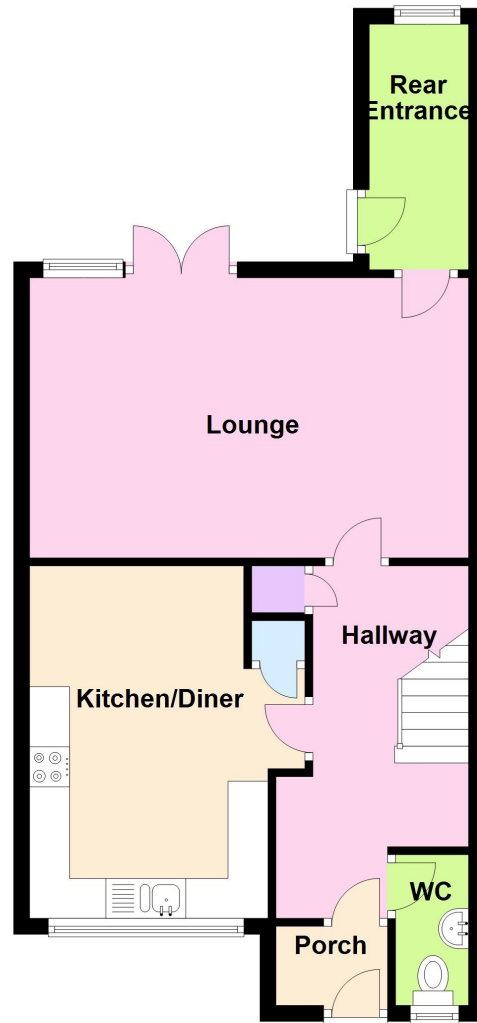
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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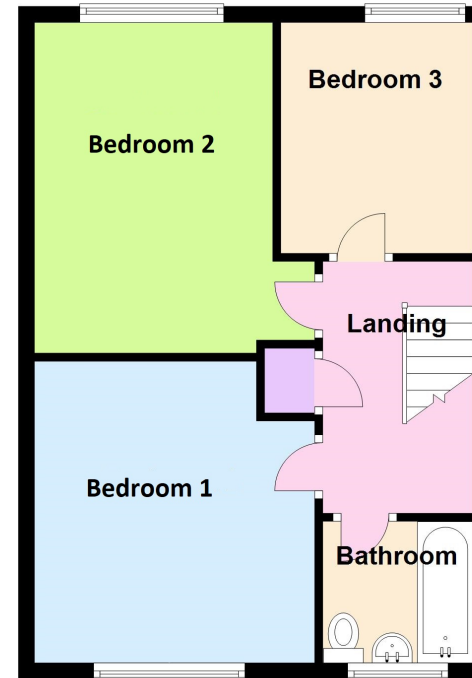
Ground Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	