



**£230,000**

34 King Street, Kirton, Boston, Lincolnshire PE20 1HZ

**SHARMAN BURGESS**



**34 King Street, Kirton, Boston, Lincolnshire  
PE20 1HZ  
£230,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having uPVC front entrance door, wood laminate flooring, staircase rising to first floor landing.

**LOUNGE**

11' 9" x 10' 10" (maximum) (3.58m x 3.30m)

Having dual aspect double glazed windows, radiator, TV aerial point, wood laminate flooring, ceiling light point, wall light points.

**SITTING ROOM**

12' 0" x 11' 0" (maximum) (3.66m x 3.35m)

Having dual aspect double glazed windows, radiator, wood laminate flooring, fireplace recess with stone tiled hearth and multi fuel burner inset, door to:-

An extended three bedroomed detached property situated close to the village centre of Kirton, close to amenities and schools. Accommodation comprises an entrance hall, lounge, sitting room, fantastic kitchen diner, utility, walk-in pantry/store, ground floor cloakroom and ground floor four piece bathroom. To the first floor are three good sized bedrooms arranged off a landing. Benefits include ample off road parking, detached garage and enclosed rear garden. The property offers scope and potential for further extension (s.t.p.p).



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### INNER HALL

Having tiled flooring, under stairs storage cupboard, archway through to kitchen diner, door to: -

### UTILITY ROOM

7' 3" x 6' 11" (2.21m x 2.11m)

Having a continuation of the tiled flooring from the inner hallway, wall and base level storage units with work surfaces over, space and plumbing for automatic washing machine, wall mounted recently upgraded central heating boiler, radiator, door to bathroom, door to: -

### CLOAKROOM

With low level WC and ceiling point.

### GROUND FLOOR BATHROOM

Being fitted with a modern four piece suite comprising a corner style panelled bath with mixer tap and shower attachment, low level push button WC, pedestal wash hand basin, double shower cubicle fitted to a tiled recess with mains fed shower and rain fall shower head within. Fully tiled walls, tiled flooring, two wall mounted heated towel rails, extractor fan.

### KITCHEN DINER

22' 2" x 9' 11" (maximum) (6.76m x 3.02m)

Being fitted with a range of wall and base level storage units, LED kickboard lighting, solid wooden work surfaces, inset ceramic butchers sink with mixer tap, integrated dishwasher, double Rangemaster oven with tiled splashback and stainless steel extractor hood above. Central island unit with range of drawer units, base level storage units and solid wooden work surface. Karndean flooring, ceiling recessed spotlights, wall mounted heated towel rail, partly tiled walls, double glazed window, uPVC double glazed rear entrance door, opening through to: -



**SHARMAN  
BURGESS** Est 1996



### PANTRY/STORE

With a continuation of the Karndean flooring from the kitchen diner, access to roof space, double glazed window to side aspect, space for American style fridge freezer.

### FIRST FLOOR LANDING

Having stairs rising from entrance hall, doors to all bedrooms arranged off.

### BEDROOM ONE

12' 0" x 10' 3" (3.66m x 3.12m)

Having double glazed window to front aspect, radiator.

### BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m)

Having double glazed window to front aspect, radiator, built-in over stairs storage cupboard.

### BEDROOM THREE

7' 0" x 10' 11" (2.13m x 3.33m)

Having double glazed window to side aspect, radiator.

### EXTERIOR

To the front, the property benefits from a gravelled driveway which provides ample off road parking as well as access to the detached garage. There is a paved patio area leading to the rear of the property.

The rear garden is fully enclosed by timber fencing and brick wall and is laid to a mixture of paved patio seating, shaped lawn, hardstanding area and further decked seating area. The garden benefits from an outside tap and double electric socket. Personnel door leading to rear of garage.

### DETACHED GARAGE

Having up and over door, served by power and lighting.

### SERVICES

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

### REFERENCE

06022024/27159098/REL





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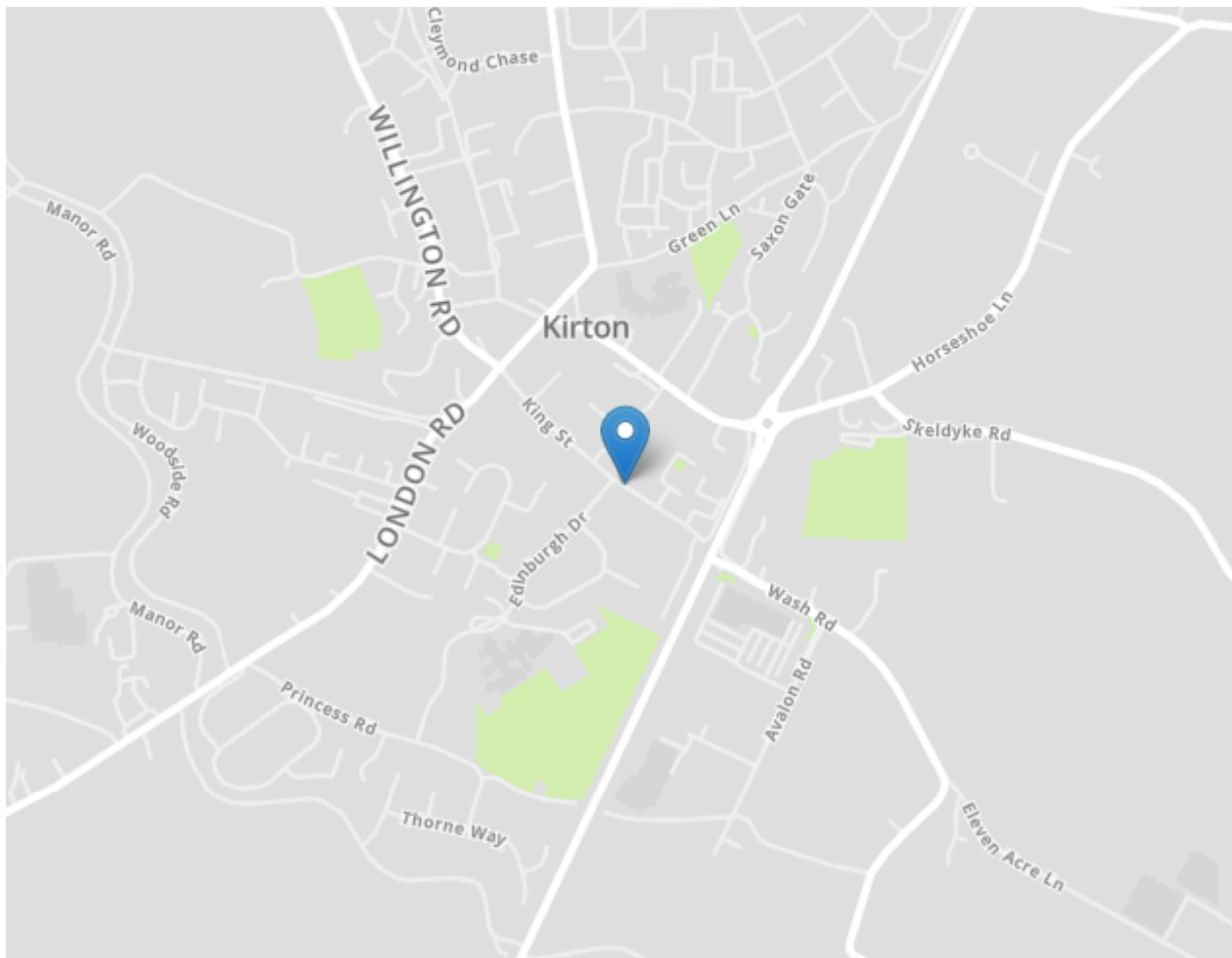
## AGENT'S NOTES

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.

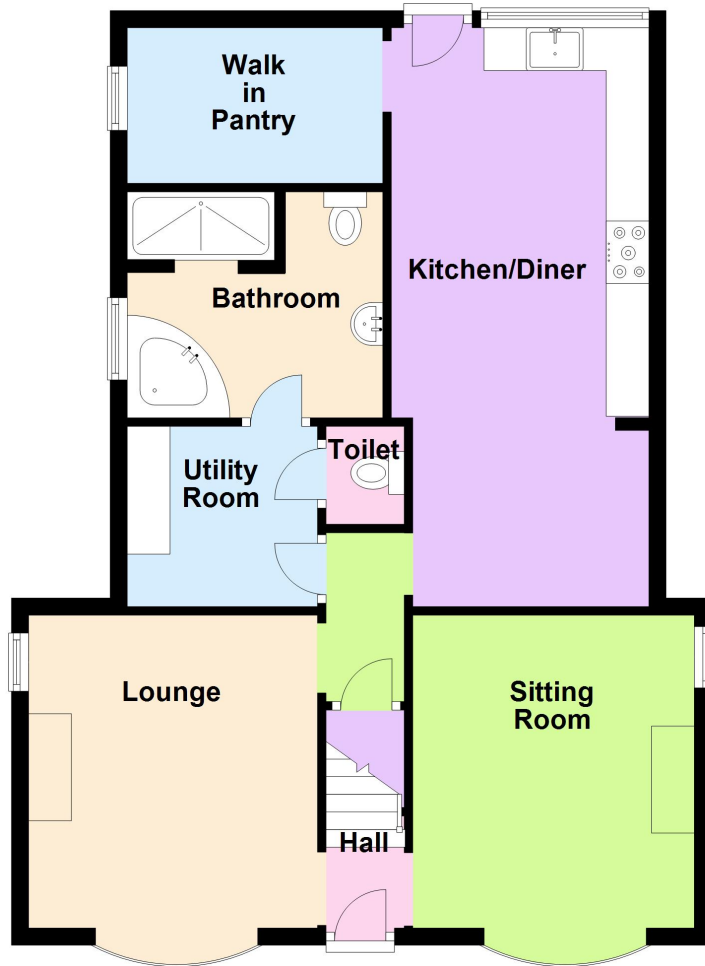


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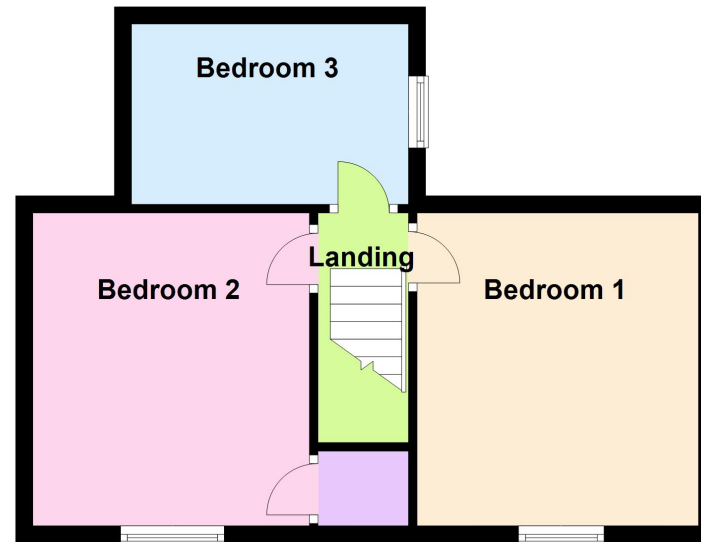
## Ground Floor

Approx. 70.8 sq. metres (762.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 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		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	