



£299,950

13 Saxon Gate, Kirton, Boston, Lincolnshire PE20 1XA

SHARMAN BURGESS

**13 Saxon Gate, Kirton, Boston, Lincolnshire
PE20 1XA
£299,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, built-in cloak cupboard providing storage, telephone point, radiator, coved cornice, three ceiling light points, wall mounted central heating digital thermostat, access to loft, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

11'8" (maximum) x 15'1" (maximum into bay window) (3.56m x 4.60m)
Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, electric fireplace with fitted inset and hearth and display surround. Archway through to:-

A large detached bungalow situated in a cul-de-sac location within the popular and well served village of Kirton, benefitting from an approximate south westerly facing rear garden and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, sun room, kitchen, utility, cloakroom, three bedrooms, with bedroom one having an en-suite shower room, and a separate family shower room. Further benefits include a tarmac driveway, double garage and gas central heating.



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DINING ROOM

9' 9" x 9' 11" (2.97m x 3.02m)

Having radiator, coved cornice, ceiling light point, French doors leading through to: -

SUN LOUNGE

9' 1" x 10' 8" (2.77m x 3.25m)

Of brick and uPVC double glazed construction. Having French doors leading to the garden, wall mounted radiator, wall mounted Dimplex electric heater.

KITCHEN

10' 1" x 9' 8" (3.07m x 2.95m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with glazed display cabinets and corner display shelving, integrated waist height double oven and grill, five ring gas hob with extractor above, integrated fridge, integrated dishwasher, radiator, coved cornice, ceiling light point, window to rear elevation.

UTILITY ROOM

5' 4" x 6' 6" (1.63m x 1.98m)

Having counter top with tiled splashbacks, plumbing for automatic washing machine, space for standard height fridge or freezer, built-in larder style unit, wall mounted electric fuse box, window to rear elevation, coved cornice, ceiling light point, extractor fan, Worcester gas central heating boiler and digital timer. Door to: -

CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin, WC, walls tiled to approximately half height, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

18' 3" (maximum into entrance area) x 12' 0" (5.56m x 3.66m)

Having window to front elevation, radiator, coved cornice, ceiling light point. Door to: -

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

9' 8" (maximum) x 11' 3" (2.95m x 3.43m)

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

BEDROOM THREE

9' 11" x 8' 3" (3.02m x 2.51m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, wall tiled to approximately half height, obscure glazed window, coved cornice, ceiling light point, extractor fan, electric shaver point, heated towel rail.

EXTERIOR

To the front, the property benefits from a tarmac driveway which provides off road parking.

Paved access leads to the front entrance door.

DOUBLE GARAGE

18' 4" x 17' 2" (5.59m x 5.23m)

Having two up and over doors, served by power and lighting, window to side elevation, obscure glazed personnel door leading to the garden.

REAR GARDEN

The garden benefits from an approximate south westerly facing aspect and initially comprises a paved seating area, leading to the remainder which is predominantly laid to lawn with flower and shrub borders. A mixture of wall and fencing defines the boundaries. The garden is served by outside tap and lighting and benefits from a variety of established trees.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

06022025/28453321/RIT



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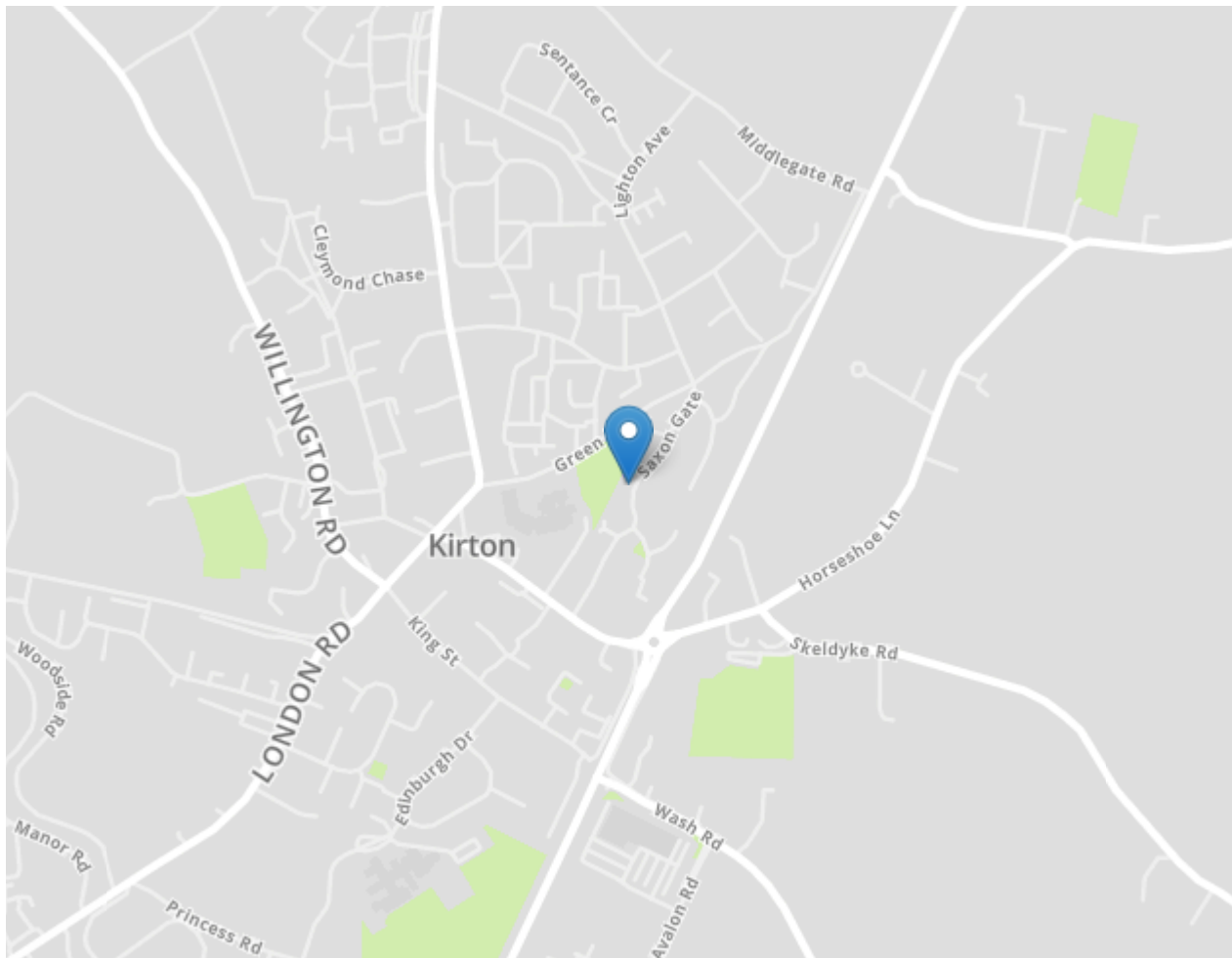
AGENT'S NOTES

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. 130.0 sq. metres (1399.1 sq. feet)



Total area: approx. 130.0 sq. metres (1399.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC