



**£253,000**

37 Horseshoe Lane, Kirton, Boston, Lincolnshire PE20 1LJ

**SHARMAN BURGESS**



**37 Horseshoe Lane, Kirton, Boston,  
Lincolnshire PE20 1LJ  
£253,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially glazed front entrance door, staircase leading off, under stairs storage cupboard, coved cornice, ceiling light point, radiator.

**OPEN PLAN LOUNGE DINER**

**LOUNGE AREA**

17'4" (maximum into bay window) x 13'3" (maximum) (5.28m x 4.04m)  
Having feature bay window to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fitted multi fuel burner with display mantle above.

A larger than average three bedroomed detached property situated within the popular village of Kirton offering great sized living accommodation throughout comprising an entrance hall, lounge diner, conservatory, kitchen, utility and ground floor cloakroom, three bedrooms arranged off a first floor landing, large four piece family bathroom and en-suite shower room to bedroom one. Further benefits include gas central heating, large driveway, detached brick and fibreglass garage and gardens to both the front and rear.



**SHARMAN BURGESS**



#### DINING AREA

11'9" x 9'10" (3.58m x 3.00m)

Having coved cornice, ceiling light point, double doors through to conservatory, door to kitchen.

#### CONSERVATORY

9'4" x 8'10" (2.84m x 2.69m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, double doors leading to the garden, wall mounted lighting.

#### KITCHEN

14'10" (maximum into window) x 14'5" (maximum) (4.52m x 4.39m)

Having counter tops with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated five ring gas hob, waist height double oven and grill, space for twin height fridge freezer, window to rear aspect, obscure glazed window to side aspect, obscure glazed door to exterior, tiled floor, coved cornice, two ceiling light points.

#### UTILITY ROOM

8'0" x 6'4" (2.44m x 1.93m)

Having counter top, plumbing for automatic washing machine, space for tumble dryer, wall mounted shelving, storage unit, obscure glazed window to side aspect, tiled floor, ceiling light point, door to: -

#### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC and pedestal wash hand basin with tiled splashback, obscure glazed window, tiled floor, ceiling light point.

#### FIRST FLOOR LANDING

Having obscure glazed window to side aspect, radiator, ceiling light point, coved cornice, access to roof space.



**SHARMAN  
BURGESS** Est 1996



#### **BEDROOM ONE**

14' 9" (maximum) x 9' 9" (maximum) (4.50m x 2.97m)

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

#### **EN-SUITE SHOWER ROOM**

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, heated towel rail, extended splashbacks, coved cornice, ceiling recessed lighting, extractor fan.

#### **BEDROOM TWO**

13' 5" (maximum) x 11' 10" (maximum) (4.09m x 3.61m)

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

#### **BEDROOM THREE**

8' 3" (maximum) x 7' 9" (maximum) (2.51m x 2.36m)

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

#### **FAMILY BATHROOM**

11' 3" x 8' 2" (3.43m x 2.49m)

Being fitted with a four piece suite comprising shower cubicle with mains fed shower within and bi-fold shower screen, WC, tiled panelled Jacuzzi bath, pedestal wash hand basin, fully tiled walls, coved cornice, two ceiling light points, heated towel rail, obscure glazed window to rear aspect, built-in storage cupboard.

#### **EXTERIOR**

To the front, the property benefits from a driveway which provides off road parking and hardstanding and, a lawned front garden with well stocked beds and borders. The driveway extends to the right hand side of the property and provides vehicular access to the: -

#### **DETACHED GARAGE**

20' 9" x 10' 3" (6.32m x 3.12m)

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

#### **REAR GARDEN**

The rear garden has been well stocked by the current vendor to incorporate a wide variety of flowering plants, shrubs and trees. There garden also comprises a slate border and lawned sections and houses both a metal store and greenhouse which are to be included within the sale. The garden benefits from additional raised planters and is fully enclosed by a mixture of wall and fencing.

#### **SERVICES**

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

#### **REFERENCE**

07052024/27636603/SYM





Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

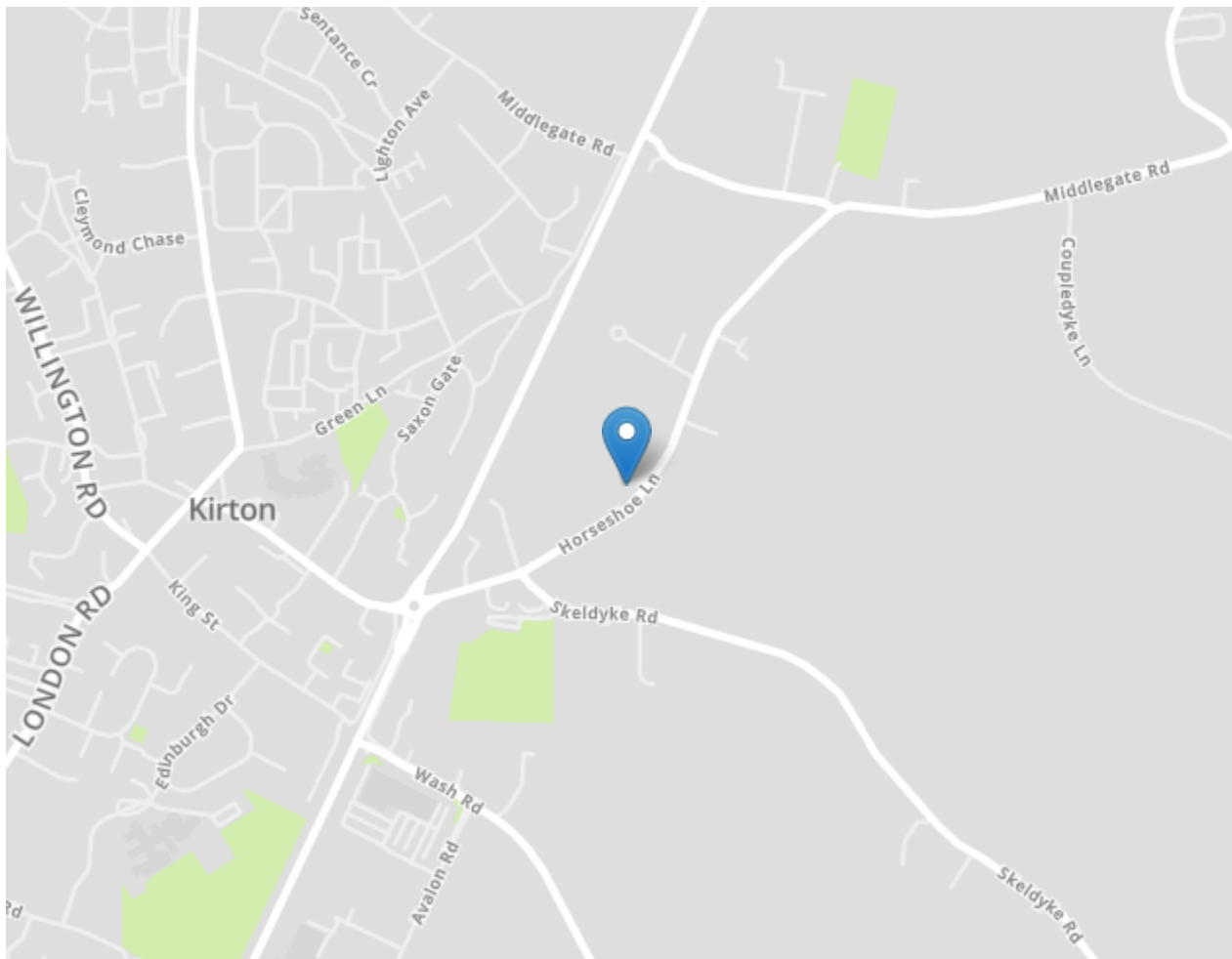
## AGENT'S NOTES

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.

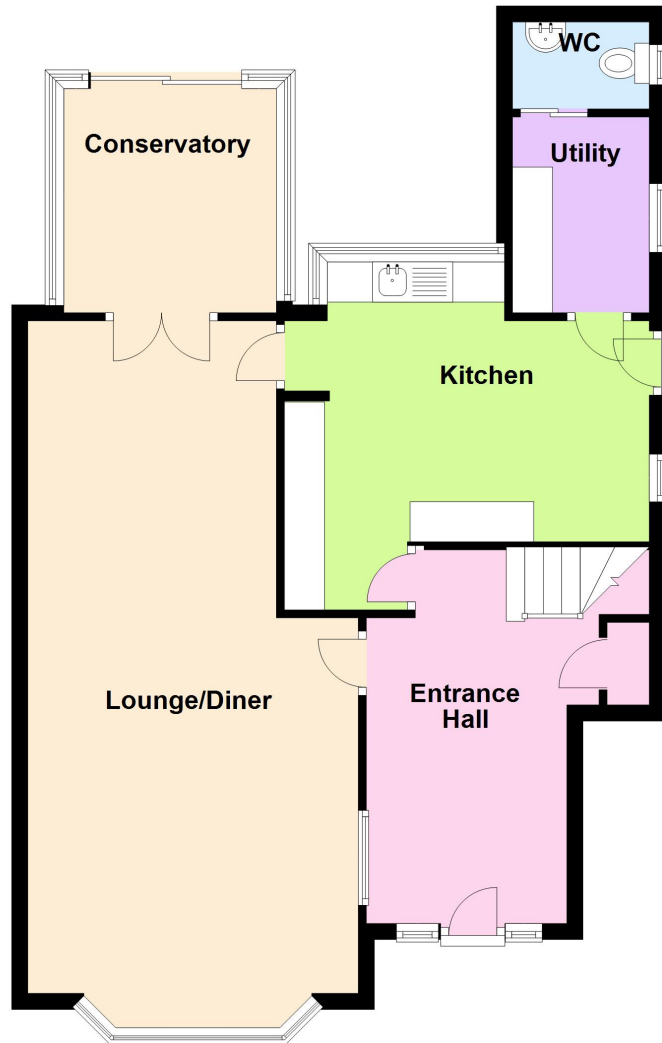
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



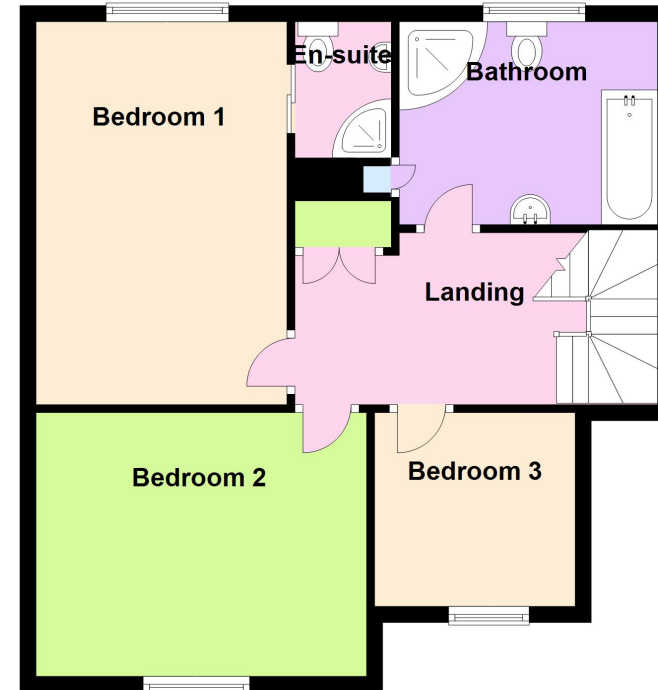
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 75.1 sq. metres (808.5 sq. feet)



**First Floor**  
Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 133.2 sq. metres (1433.3 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>		
(55-68)	<b>D</b>	66	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	