



£235,000

1 Peartree Road, Kirton, Boston, Lincolnshire PE20 1XJ

SHARMAN BURGESS

**1 Peartree Road, Kirton, Boston,
Lincolnshire PE20 1XJ
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed window, two radiators, coved cornice, two ceiling light points, access to loft space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

16' 7" x 12' 2" (5.05m x 3.71m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame log effect gas fireplace with fitted hearth and display surround and mantle.



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BREAKFAST KITCHEN

12' 3" (maximum into recess) x 10' 1" (3.73m x 3.07m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for twin height fridge freezer, space for electric cooker with wall mounted electric extractor hood above, plumbing for dishwasher, radiator, coved cornice, ceiling light point, obscure glazed door leading to the driveway, window to side elevation.

DINING ROOM

10' 8" x 9' 10" (3.25m x 3.00m)

Having sliding patio doors leading to the rear garden, radiator, coved cornice, ceiling light point.

BEDROOM ONE

9' 10" (measurement taken to built-in wardrobes) x 10' 6" (3.00m x 3.20m)

Having window, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with sliding mirrored doors and hanging rails and shelving within.

BEDROOM TWO

10' 9" x 11' 7" (maximum taken into entrance area) (3.28m x 3.53m)

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

BEDROOM THREE

10' 10" x 10' 0" (3.30m x 3.05m)

Having window, radiator, coved cornice, ceiling light point.



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BATHROOM

Being fitted with a four piece suite comprising pedestal wash hand basin with mixer tap, panelled bath with mixer tap, WC, shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, walls tiled to approximately half height, obscure glazed window, ceiling light point.

EXTERIOR

The property sits on a corner plot, with the driveway accessed from Lighton Avenue. A dropped kerb leads to the block paved driveway which provides off road parking. Wrought iron double gates to the right hand side of the property give access to the continuation of the block paved driveway and single garage. The front and side gardens are predominantly laid to lawn. The garden houses a cherry tree and a magnolia tree and a block paved pathway leads to the front entrance door. The front of the property is served by outside lighting and a block paved pathway and gate lead into the rear garden.

GARAGE

19' 5" x 8' 0" (5.92m x 2.44m)

Having up and over door, served by power and lighting, obscure glazed personnel door leading to the garden, obscure glazed window to rear elevation, plumbing for automatic washing machine, space for tumble dryer, wall mounted Worcester gas central heating boiler.

REAR GARDEN

Being predominantly paved for ease of maintenance and providing outside seating space. The garden houses a timber garden shed and is enclosed by fencing and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

30102025/28101403/DUN



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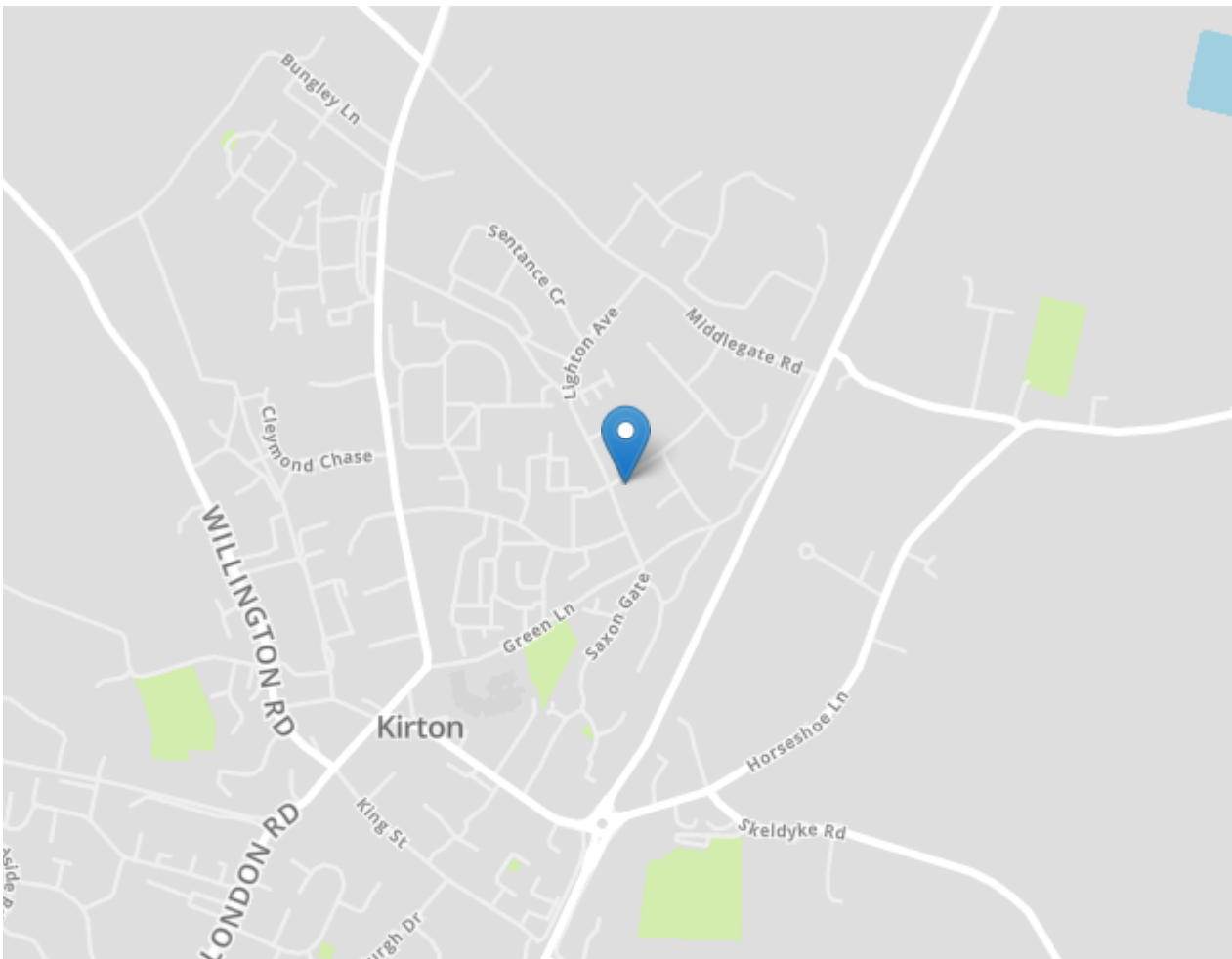
AGENT'S NOTES

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. 108.7 sq. metres (1169.9 sq. feet)



Total area: approx. 108.7 sq. metres (1169.9 sq. feet)

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