



£350,000

The Grange, 1 King Street, Kirton, Boston, Lincolnshire PE20 1HX

SHARMAN BURGESS

**The Grange, 1 King Street, Kirton, Boston,
Lincolnshire PE20 1HX
£350,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door with window above, staircase leading off, tiled floor, two radiators, coved cornice, two ceiling light points.

LOUNGE

15' 0" (maximum including chimney breast) x 13' 7" (4.57m x 4.14m)
Having two windows to front aspect, radiator, coved cornice, ceiling light point, fireplace with tiled inset and hearth and display surround.

DINING ROOM

15' 8" (maximum including chimney breast) x 14' 1" (4.78m x 4.29m)
Having two windows to front aspect, exposed wooden flooring, picture rail, ceiling light point, radiator, open fireplace with tiled surround and hearth.

A large detached Grade II Listed character property situated within the centre of Kirton village, offering fantastic scope and potential for refurbishment, improvement and alteration (s.t.p.p). The property has great kerb appeal, occupies a large plot and benefits from a detached double garage with workshop area providing further scope and potential. The current accommodation comprises an entrance hall, lounge, dining room, sitting room, large kitchen, rear entrance, utility room and ground floor cloakroom. To the first floor are three double bedrooms, family bathroom and an additional staircase rising from the first floor landing to an attic space which may allow for conversion to additional accommodation (s.t.p.p). Further benefits include gas central heating and ample parking for numerous vehicles. Being offered for sale with NO ONWARD CHAIN.



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SITTING ROOM

18' 9" (maximum) x 11' 3" (maximum) (5.71m x 3.43m)
Having dual aspect windows, radiator, picture rail, ceiling light point, built-in storage.

BREAKFAST KITCHEN

16' 4" (maximum) x 15' 10" (maximum) (4.98m x 4.83m)
Having counter tops, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, quarry tiled floor, space for cooker, radiator, dual aspect windows, sliding door to: -

PANTRY

With shelving and window within.

REAR ENTRANCE LEAN-TO

18' 7" x 5' 4" (5.66m x 1.63m)
Of brick and timber construction. Having windows and two entrance doors. Door to: -

UTILITY ROOM

11' 6" (maximum) x 10' 10" (maximum) (3.51m x 3.30m)
Having counter top, plumbing for automatic washing machine, vent for tumble dryer, ceiling light point, two windows, wall mounted Glow Worm gas central heating boiler. Door to: -

GROUND FLOOR CLOAKROOM

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

FIRST FLOOR LANDING

With return staircase rising from the entrance hall, window to front aspect, two radiators, two ceiling light points, further staircase rising to attic space.



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BEDROOM ONE

14' 2" (maximum taken to wardrobe) x 14' 1" (4.32m x 4.29m)

Having two windows to front aspect, radiator, ceiling light point, built-in wardrobes to either side of chimney breast.

BEDROOM TWO

14' 2" (maximum) x 14' 1" (measurement taken to chimney breast) (4.32m x 4.29m)

Having two windows to front aspect, radiator, two ceiling light points, built-in storage to either side of chimney breast.

BEDROOM THREE

10' 7" (maximum) x 10' 7" (maximum) (3.23m x 3.23m)

Having window to side aspect, radiator, ceiling light point, door to: -

WALK-IN AIRING CUPBOARD

With ceiling light point, obscure glazed window, hot water cylinder and slatted linen shelving within.

BATHROOM

11' 7" (maximum) x 5' 9" (maximum at widest point) (3.53m x 1.75m)

Obscure glazed window, radiator, ceiling light point, extractor fan, push button WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above with hand held shower attachment and fitted shower screen, ceiling light point, wood effect laminate flooring.

ATTIC SPACE

Providing scope and potential for additional accommodation and alteration, subject to gaining any necessary planning permissions or consents from the relevant local authorities.

EXTERIOR

The property is approached over a dropped kerb leading to the driveway which extends to the left hand side of the property and provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the: -

DETACHED DOUBLE GARAGE AND WORKSHOP

38' 10" x 18' 5" (11.84m x 5.61m)

Having two up and over doors, personnel door.

GARDENS

The grounds, including the driveway, extend to approximately 0.25 Acres (s.t.s) from the immediate rear of the property, past and beyond the workshop, with a mixture of fencing and hedging defining the boundaries. The grounds are served by an outside tap.

SERVICES

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

REFERENCE

06092024/27945222/DRI



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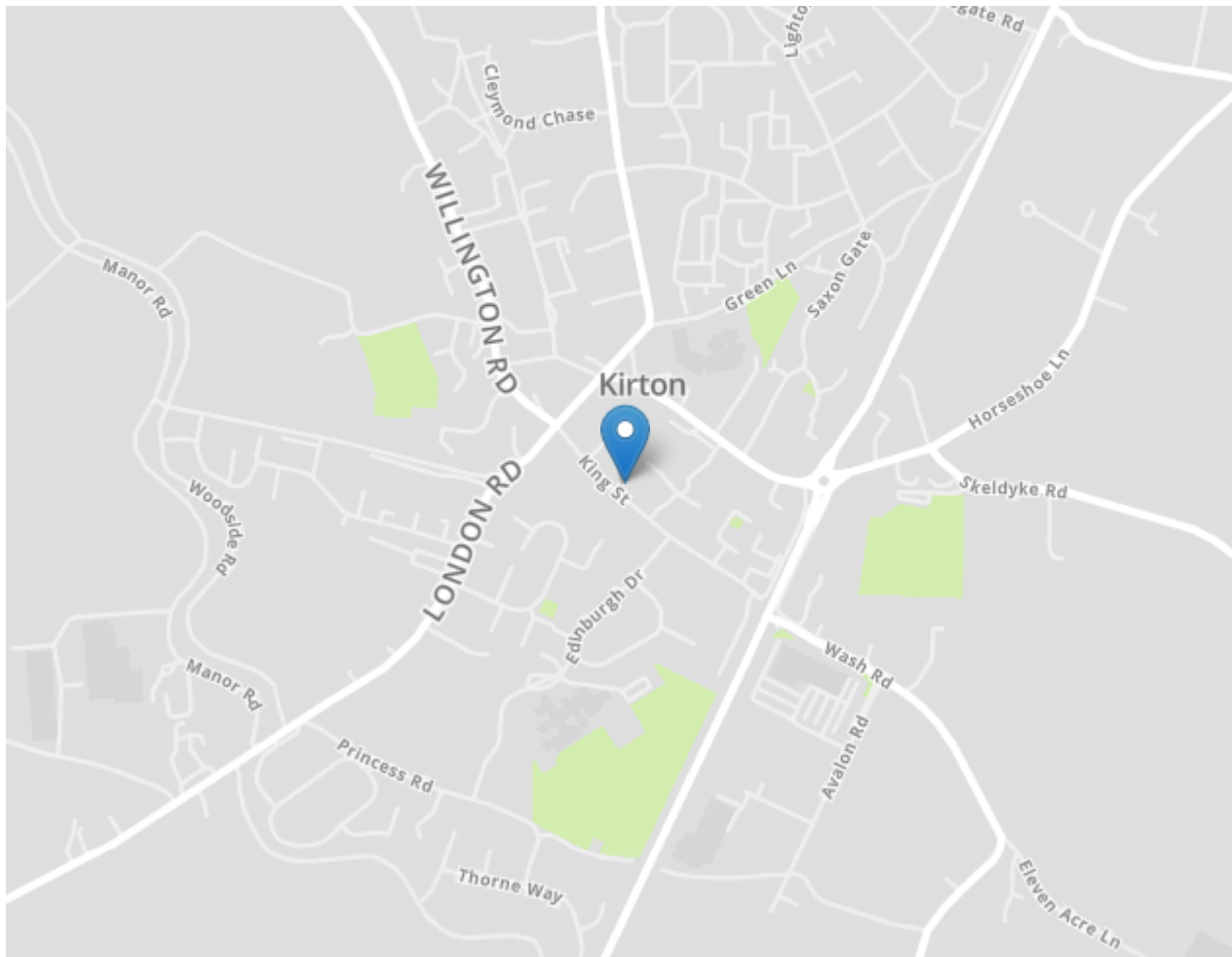
AGENT'S NOTES

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. 125.2 sq. metres (1348.0 sq. feet)



First Floor

Approx. 79.8 sq. metres (858.9 sq. feet)



Total area: approx. 205.0 sq. metres (2206.8 sq. feet)

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