



SHARMAN  
BURGESS Est 1996  
**FOR SALE**  
01205 361161

**£329,950**

7 Church Meadows, Kirton, Boston, Lincolnshire PE20 1XT

**SHARMAN BURGESS**



**7 Church Meadows, Kirton, Boston,  
Lincolnshire PE20 1XT  
£329,950 Freehold**

**ACCOMMODATION**

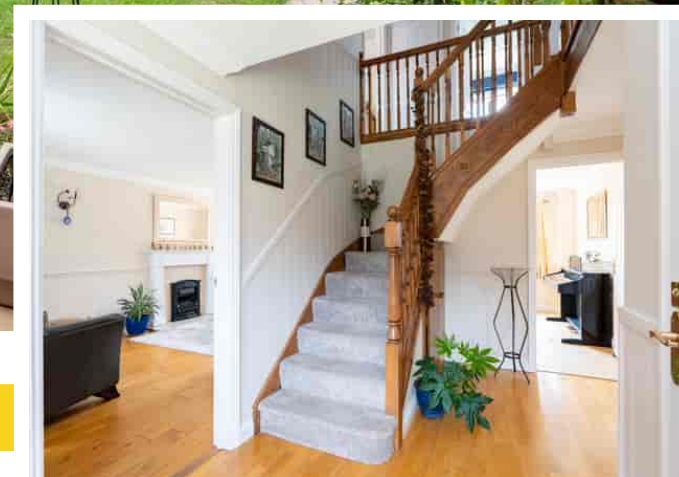
**ENTRANCE HALL**

13' 3" (including staircase) x 9' 0" (maximum) (4.04m x 2.74m)  
Having partially obscure glazed front entrance door with obscure glazed window to the side, radiator, dado rail, coved cornice, ceiling light point, wall mounted door chimes, under stairs storage cupboard.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC, pedestal wash hand basin with tiled splashback, tiled floor, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation.

An impressive detached property situated in a cul-de-sac location within the popular and well served village of Kirton, enjoying an approximate westerly facing rear garden. The property is superbly maintained by the current Vendor and has accommodation comprising an entrance hall, lounge with French doors leading to the garden, dining room, breakfast kitchen and ground floor cloakroom. To the first floor are four generous bedrooms, with en-suite bathroom to bedroom one and separate family shower room. Further benefits include larger than average block paved driveway, double garage with electric door, studio/garden room, gas central heating and uPVC double glazing.



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### LOUNGE

21' 6" (excluding bay window) x 10' 8" (6.55m x 3.25m)  
Having feature bay window to front elevation, Oak flooring, dado rail, coved cornice, ceiling light point, additional wall mounted lighting, two radiators, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

### DINING ROOM

9' 2" x 11' 2" (2.79m x 3.40m)  
Having window to rear elevation, radiator, coved cornice, ceiling light point, tiled floor.

### BREAKFAST KITCHEN

21' 7" (excluding bay window but including archway) x 9' 2" (maximum) (6.58m x 2.79m)  
Having counter tops, inset ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets and corner display shelving, integrated double oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, space for American style fridge freezer, triple aspect windows, tiled floor, two radiators, coved cornice, ceiling recessed lighting and additional light point above the breakfast area, stable style entrance door leading to the driveway, wall mounted Worcester gas central heating boiler.

### FIRST FLOOR LANDING

Having access to loft space, dado rail, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.



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### BEDROOM ONE

15' 8" x 10' 8" (4.78m x 3.25m)

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

### EN-SUITE BATHROOM

10' 0" x 5' 7" (3.05m x 1.70m)

Being fitted with a panelled bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin, radiator, fully tiled walls, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to rear elevation.

### BEDROOM TWO

11' 10" (maximum) x 9' 3" (3.61m x 2.82m)

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

### BEDROOM THREE

9' 4" x 9' 6" (2.84m x 2.90m)

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

### BEDROOM FOUR

9' 2" x 9' 0" (2.79m x 2.74m)

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



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### FAMILY SHOWER ROOM

7' 10" x 9' 2" (maximum including shower cubicle) (2.39m x 2.79m)

Having a walk-in shower with wall mounted mains fed shower and hand held shower attachment and tiling within and fitted shower screen, WC, pedestal wash hand basin, walls tiled to approximately half height, obscure glazed window to rear elevation, extractor fan, coved cornice, ceiling recessed lighting.

### EXTERIOR

To the front, the property is approached via wrought iron double gates leading to a large block paved driveway which provides ample off road parking and hardstanding as well as vehicular access to the double garage. There are additional paved areas, two sections of lawn and paved access leading to the front entrance door with storm canopy above. The driveway and front garden are served by outside lighting. Gated access leads to the rear garden.

### DOUBLE GARAGE

16' 2" x 18' 0" (4.93m x 5.49m)

Having electric up and over door, served by power and lighting, personnel door to rear garden.

### REAR GARDEN

Enjoying a pleasant approximately westerly facing aspect, initially laid to a paved patio seating area providing entertaining space. The majority of the garden is laid to lawn, with flower and shrub borders. The garden is served by outside tap and lighting and houses a:-



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### STUDIO/GARDEN ROOM

15' 3" x 15' 1" (4.65m x 4.60m)

Having door to garden, tiled floor, wall mounted lighting, served by power. Formerly housing a hot tub but providing a variety of potential uses including gym, bar or office.

To the rear of the studio is an adjoining bin store and the garden also houses a lean-to timber garden shed.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

23072025/29186149/HOC



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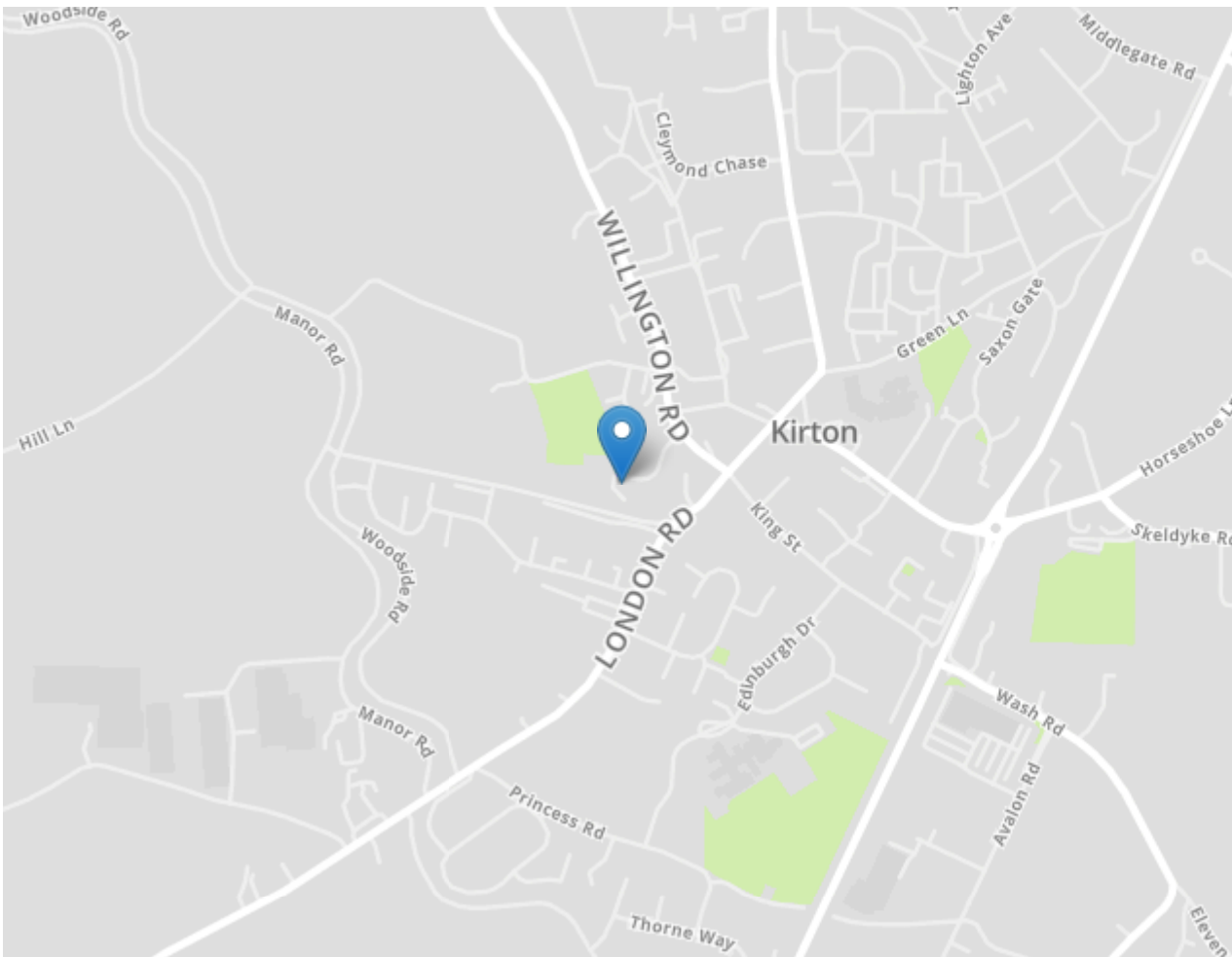
## AGENT'S NOTES

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.

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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.

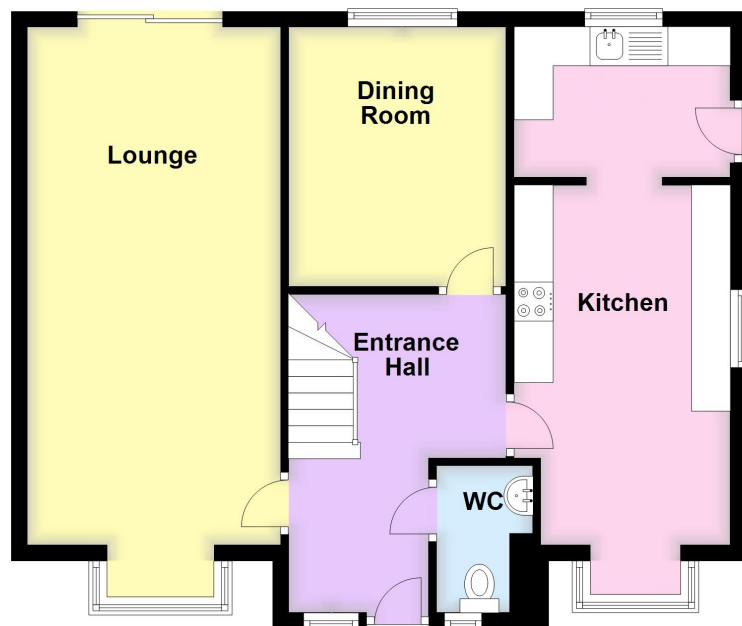


**SHARMAN BURGESS**



### Ground Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



### First Floor

Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 128.7 sq. metres (1385.7 sq. feet)

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