



**£110,000**

53 King Street, Kirton, Boston, Lincolnshire PE20 1HZ

**SHARMAN BURGESS**



**53 King Street, Kirton, Boston, Lincolnshire  
PE20 1HZ  
£110,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

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

**LOUNGE**

14' 4" x 10' 4" (4.37m x 3.15m)

With window to front aspect, radiator, coved cornice, ceiling light point, electric fireplace with tiled hearth and matching tiled surround. Archway through to: -

A semi-detached home with an approximate south westerly facing rear garden, in need of some modernisation and improvement. The property is of non-standard construction but the agent does hold a PRC certificate. Accommodation comprises an entrance hall, lounge, dining room, kitchen, rear entrance lean-to incorporating two stores and ground floor WC. To the first floor are three bedrooms and a shower room. Further benefits include gas central heating and potential for off road parking and driveway (s.t.p.p). The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





### **DINING ROOM**

10' 5" (maximum) x 10' 2" (maximum) (3.17m x 3.10m)

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

### **KITCHEN**

10' 3" (maximum) x 10' 6" (maximum) (3.12m x 3.20m)

Having stainless steel sink and drainer unit, base units, drawer units, wall units and larder style unit with overhead storage above, plumbing for washing machine, space for standard height fridge or freezer, wall mounted gas central heating boiler, window to side aspect, two ceiling mounted strip lights, obscure glazed door to: -

### **REAR ENTRANCE LEAN-TO**

Having two side entrance doors, door to former coal store, door to boot room/store, door to ground floor WC.

### **FIRST FLOOR LANDING**

With window to side aspect, access to roof space, ceiling light point.

### **BEDROOM ONE**

14' 3" (maximum into entrance lobby) x 10' 4" (4.34m x 3.15m)

With window to front aspect, coved cornice, radiator, ceiling light point, wardrobe with hanging rail within, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### **BEDROOM TWO**

14' 3" x 8' 4" (4.34m x 2.54m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail within.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM THREE

9' 5" (maximum including stair bulkhead) x 7' 4" (2.87m x 2.24m)

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

### SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, obscure glazed window to rear aspect, coved cornice, ceiling light point, radiator.

### EXTERIOR

To the front, the property has a lawned front garden. Prospective purchasers should be aware that the property does not currently have a dropped kerb allowing for vehicular access, however, in the agents opinion, planning permission could be sought from the relevant local authority for the installation of a dropped kerb.

To the rear, the property benefits from a larger than average, fully enclosed, approximate south westerly facing rear garden which is laid to sections of lawn and former vegetable patch. The garden houses a 6ft x 6ft glasshouse which is to be included within the sale, together with a timber storage shed.

### AGENTS NOTE

Prospective purchasers should be aware that the property is a Wates style home and is classed as non-standard construction. The agent is in receipt of a PRC certificate but prospective purchasers are advised to check with mortgage lender regarding their specific lending criteria for this type of property.

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

### SERVICES

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

### REFERENCE

08052024/27598293/BAK





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)**

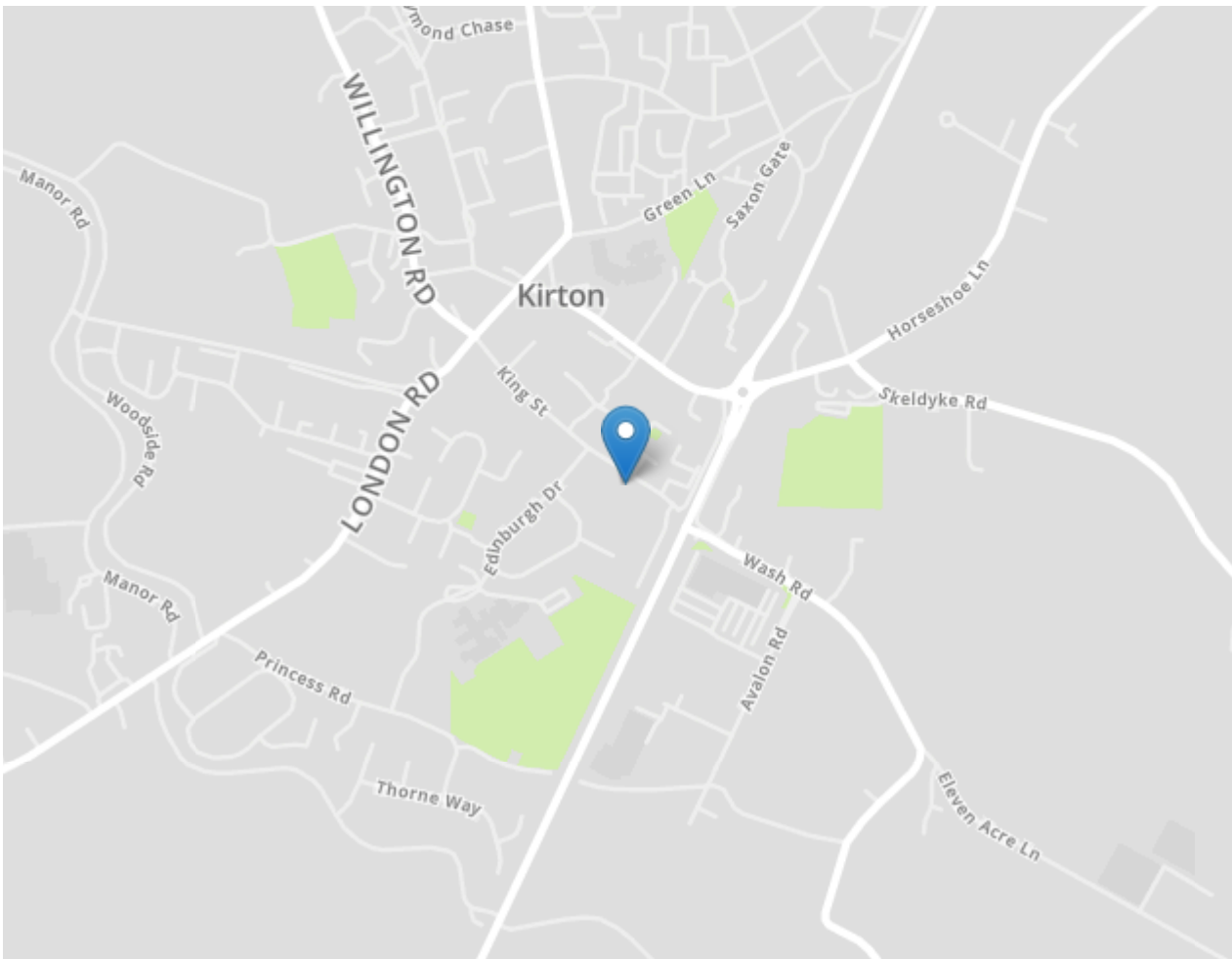
## AGENT'S NOTES

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**



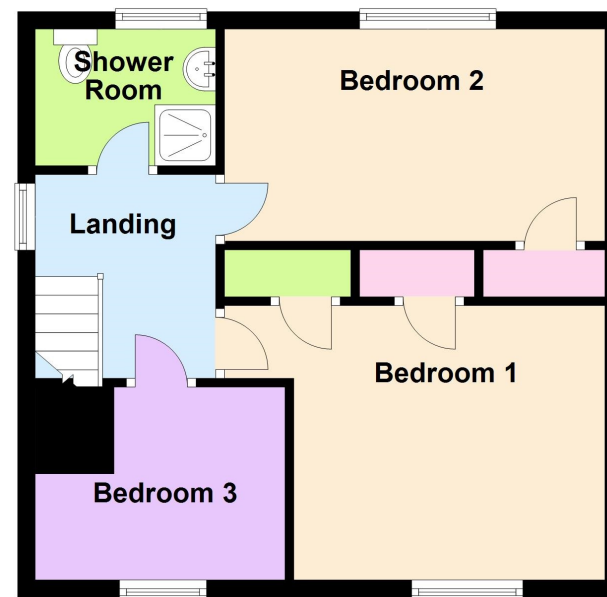
## Ground Floor

Approx. 57.0 sq. metres (613.0 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)

**SHARMAN  
BURGESS** Est 1996

t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk

