



£279,950

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

SHARMAN BURGESS

**41 Horseshoe Lane, Kirton, Boston,
Lincolnshire PE20 1LJ
£279,950 Freehold**

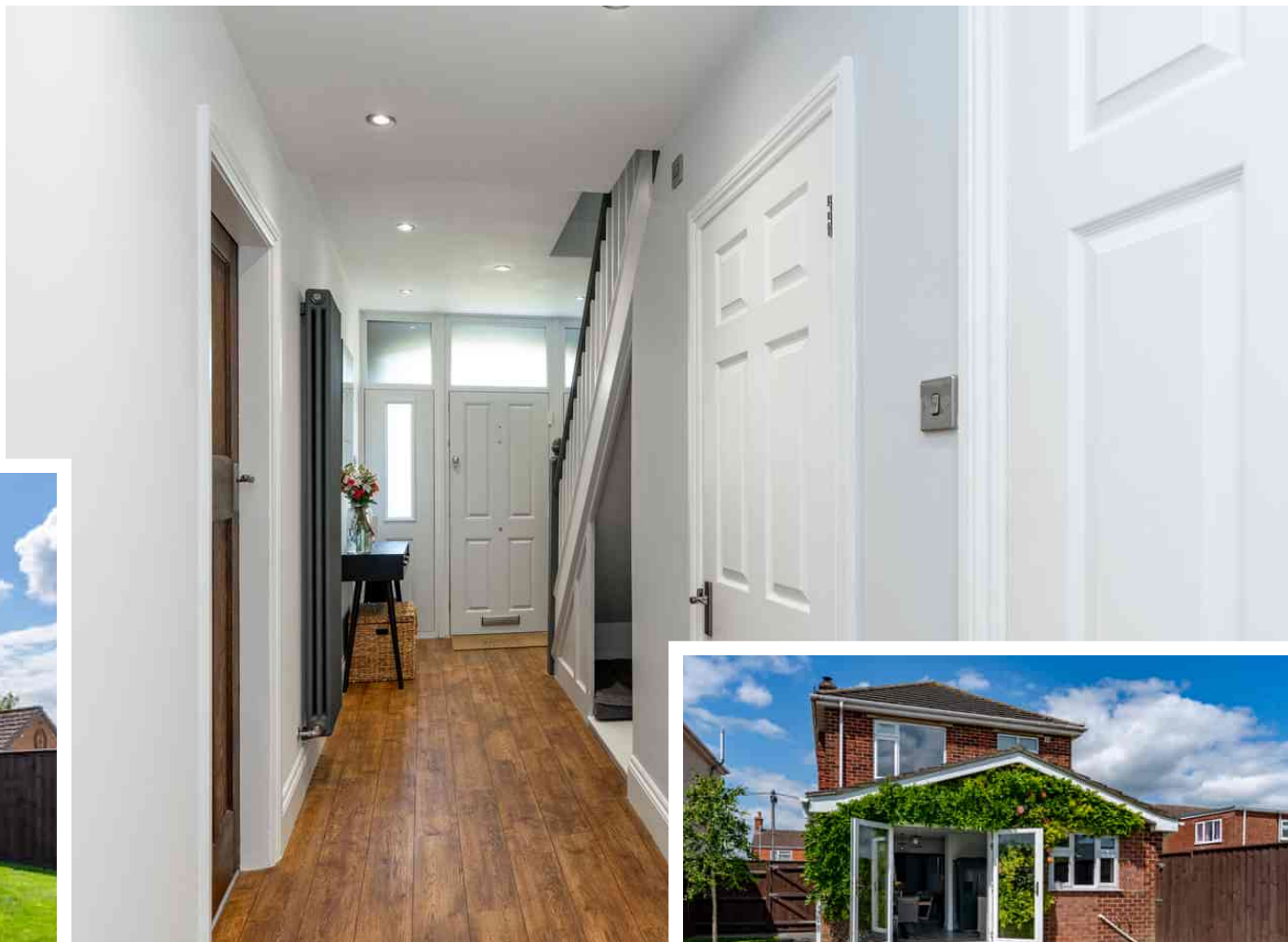
ACCOMMODATION

ENTRANCE HALL

21' 0" (maximum) x 7' 2" (maximum including staircase) (6.40m x 2.18m)

Having front entrance door with partially obscure glazed windows to either side and above, staircase rising to first floor, Karndean flooring, under stairs storage alcove, radiator, ceiling recessed lighting, built-in boiler cupboard providing storage and housing the Worcester gas central heating.

A highly impressive detached family home having been extended to the ground floor rear and presented to an extremely high standard by the current Vendors, both inside and out. Accommodation comprises an entrance hall, ground floor cloakroom, lounge with log burner, open plan kitchen diner with Smeg Range cooker to be included in the sale and additional integrated appliances. To the first floor are three bedrooms together with a refitted family sized shower room. Externally, the property benefits from well presented gardens, with a paved patio seating area perfect for entertaining, leading to a large Studio/Bar with bi-fold door, fitted bar and shower facilities. Further benefits include gas central heating and uPVC double glazing. Viewing is absolutely essential in order to fully appreciate the attention to detail and level of finish achieved by the current Vendors.



SHARMAN BURGESS

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and decorative tiled splashback, push button WC, extractor fan, ceiling light point, heated towel rail, Karndean flooring.

LOUNGE

22' 3" (taken into bay window) x 10' 11" (maximum including chimney breast) (6.78m x 3.33m)

Having feature bay window to front elevation, additional window to side elevation, ceiling recessed lighting, two additional ceiling light points, two radiators, space for wall mounted TV, feature fitted wood burner with tiled inset and hearth and display mantle, bi-fold doors through to: -

KITCHEN DINER

22' 3" (maximum) x 19' 0" (maximum) (6.78m x 5.79m)

Also accessed from the entrance hall. An open plan space comprising office, dining and kitchen areas, with Karndean flooring running throughout. The kitchen area comprises counter tops with inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, integrated Smeg automatic washing machine, integrated Smeg dishwasher, Smeg Range cooker with 7 burner hob (to be included in the sale) with glass splashback and illuminated Smeg fume extractor above, space for American style fridge freezer, ceiling recessed lighting, radiator, dual aspect windows to the side and rear elevation, French doors lead to the rear garden. The dining area benefits from a radiator and light point and towards the office space is an additional radiator and ceiling light point.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having window to side elevation, ceiling mounted lighting.

BEDROOM ONE

13' 0" (maximum) x 11' 6" (maximum) (3.96m x 3.51m)

Having window to front elevation, two radiators, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 11' 6" (maximum) (3.66m x 3.51m)

Having dual aspect windows, radiator, ceiling light point.

BEDROOM THREE

7' 2" x 7' 3" (2.18m x 2.21m)

Currently used as a dressing room. Having window to front elevation, radiator, ceiling light point, coved cornice.

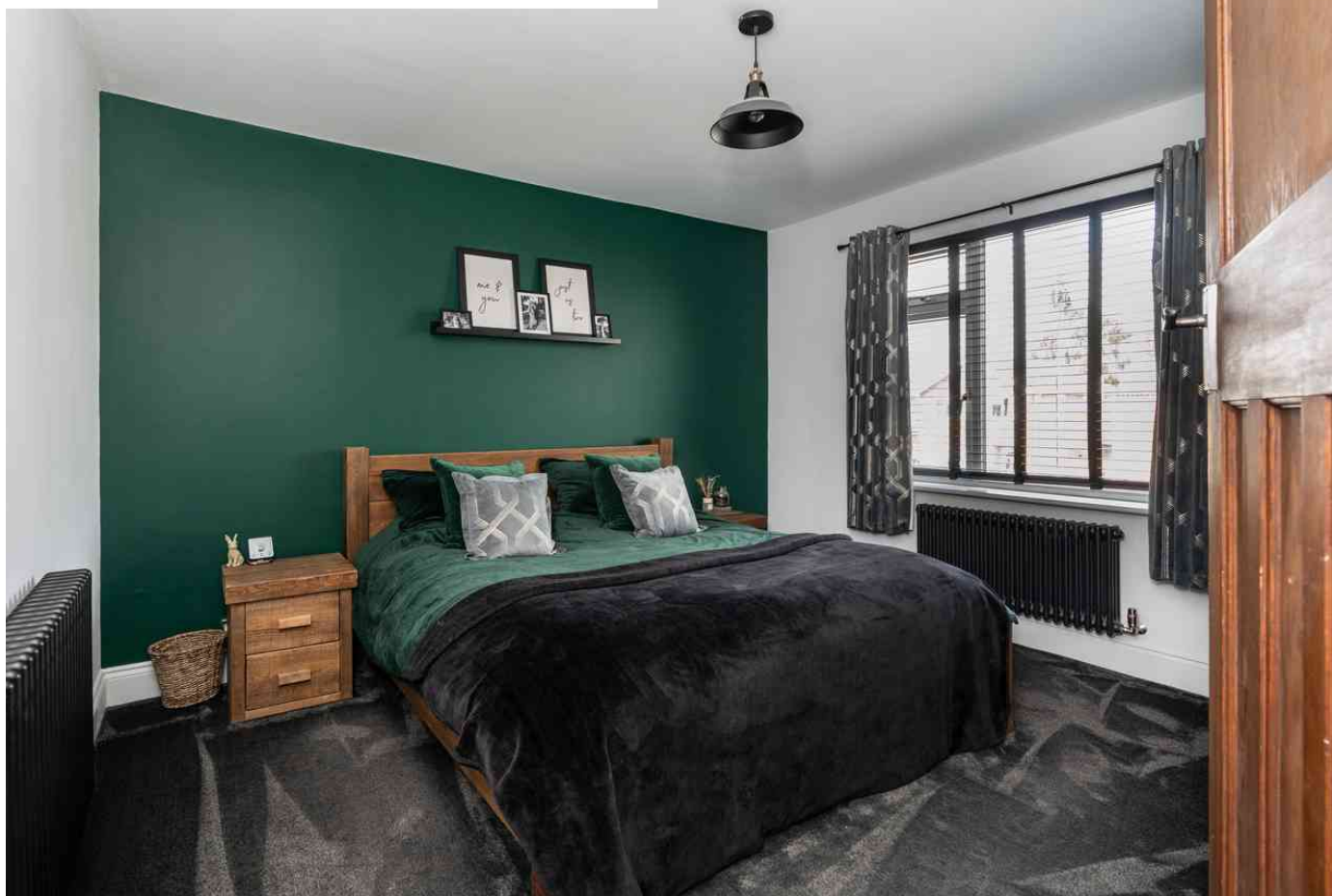
SHOWER ROOM

7' 1" x 7' 9" (2.16m x 2.36m)

Being fitted with a three piece suite comprising shower area with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled splashbacks, Karndean flooring, heated towel rail, obscure glazed window to rear elevation, ceiling recessed lighting, extractor fan, access to loft space.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a generous sized gravelled driveway which provides ample off road parking and turning space. There is a well maintained lawned front garden with plant and shrub borders and low level fencing.



**SHARMAN
BURGESS** Est 1996



REAR GARDEN

The property benefits from a well presented rear garden with paved pathway leading to the rear, being laid predominantly to two sections of well maintained lawn. There is a feature climbing Wisteria to the back wall of the property and the garden is served by an outside tap. A raised railway sleeper flower bed leads to a paved patio seating area providing an ideal entertaining space, which in turn gives access to the: -

BAR/STUDIO/POTENTIAL OFFICE

18' 6" (maximum) x 16' 2" (5.64m x 4.93m)

Currently used as a fantastic bar area/garden room. This open plan space benefits from bi-fold doors leading onto the patio, two radiators, ceiling recessed lighting, wood flooring, fitted bar area with counter top and storage beneath, Belfast style sink with hot and cold water feed, integrated fridge and integrated freezer. The bar area provides seating for three people. Door to: -

SHOWER ROOM

Being fitted with a three piece suite comprising push button WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, heated towel rail, extractor fan, ceiling recessed lighting.

ADJOINING STORE

Providing storage and served by power and light within.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

30052025/29051701/COL



**SHARMAN
BURGESS** Est 1996



**SHARMAN
BURGESS** Est 1996

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

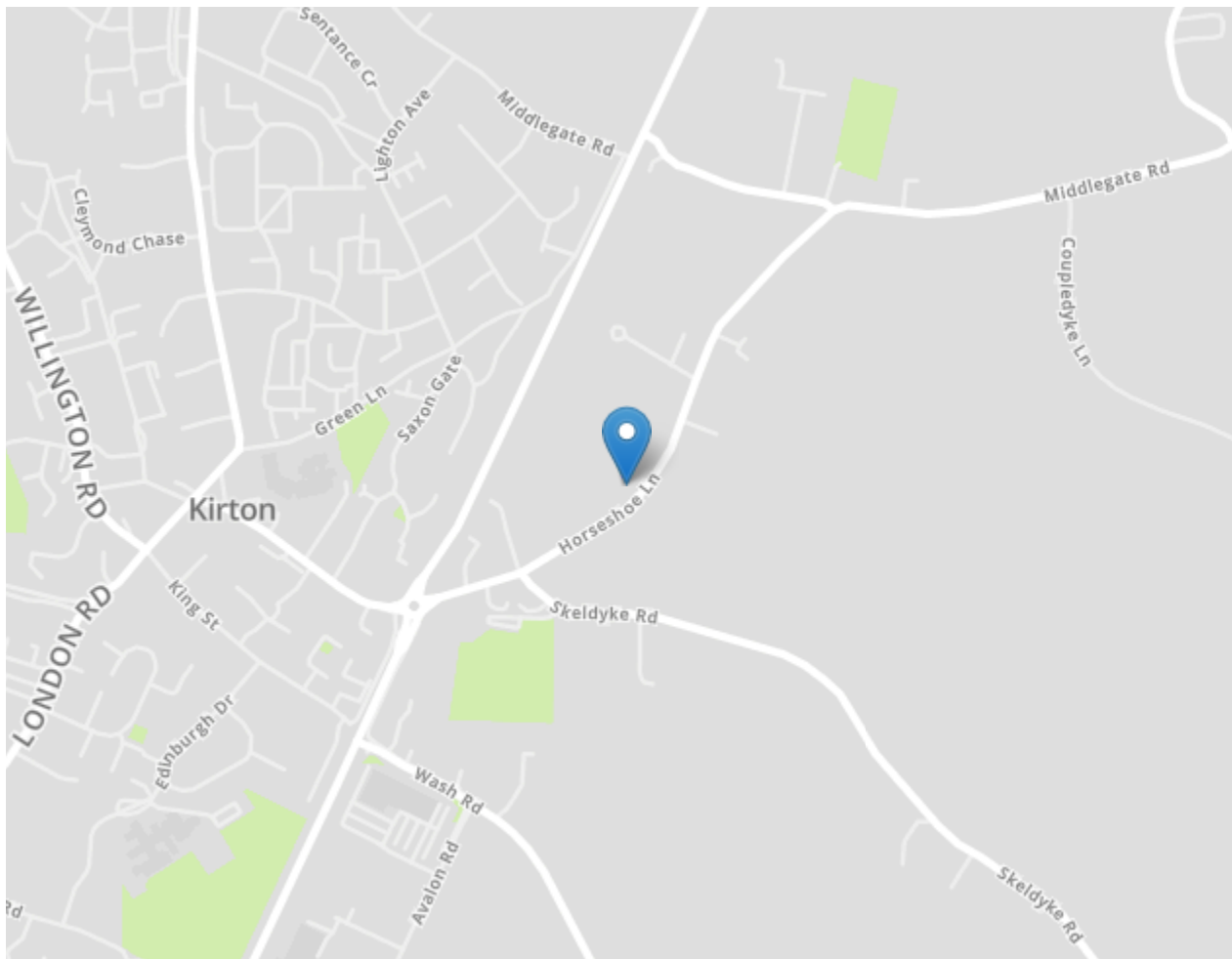
AGENT'S NOTES

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.

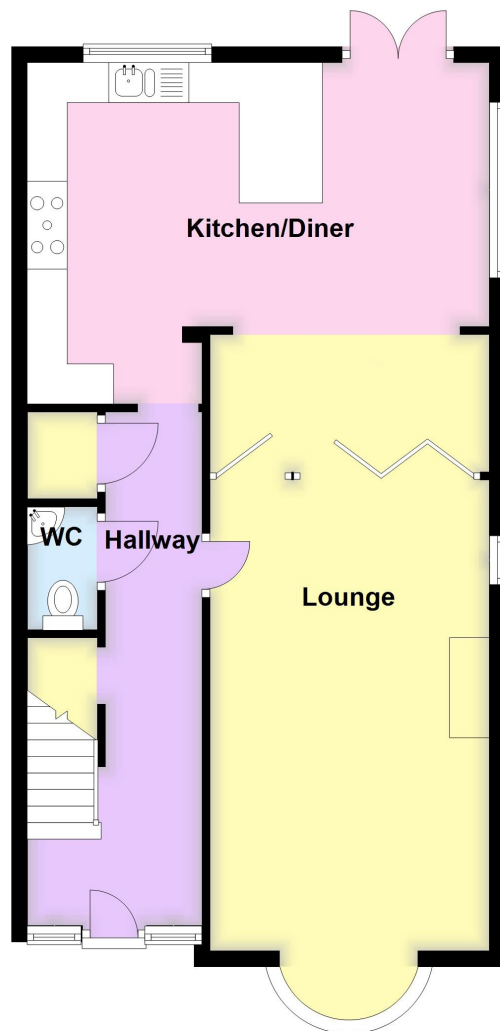
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

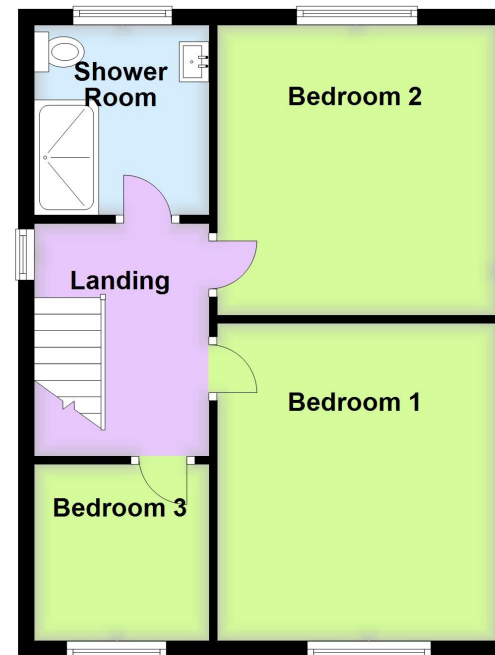
Ground Floor

Approx. 63.9 sq. metres (688.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	