



£179,950

Holme Cottage, Kirton Holme, Boston, Lincolnshire PE20 1TJ

SHARMAN BURGESS

**Holme Cottage, Kirton Holme, Boston,
Lincolnshire PE20 1TJ
£179,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed side entrance door, quarry tiled floor, radiator, coved cornice, ceiling light point, door to: -

LOUNGE DINER

20' 10" (maximum measurement including central opening) x 13' 9" (maximum measurement) (6.35m x 4.19m)

Having window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV, stairs rising to first floor landing. Sliding doors through to: -

Originally a three bedroomed property but now used as a two bedroomed property by the current vendor, this semi detached property is situated in a semi rural location and has been extended to rear. Accommodation comprises an entrance hall, open plan lounge diner, extended kitchen, utility room and ground floor bathroom. To the first floor the former three bedrooms have been altered to provide the property with two generous sized bedrooms and a first floor cloakroom. Further benefits include a gravelled driveway, refitted external oil fired central heating boiler and sizeable gardens extending to the rear.



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BREAKFAST KITCHEN

16' 0" (maximum measurement) x 13' 4" (maximum measurement) (4.88m x 4.06m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated oven and grill, housing for microwave, integrated electric hob with fume extractor above, space for twin height fridge freezer, additional space for standard height fridge or freezer, dual aspect windows, radiator, ceiling mounted strip light, access to roof space, two skylight windows, breakfast bar providing additional seating space, door to: -

REAR ENTRANCE PORCH

Having door to rear garden, window to front and side aspects.

UTILITY AREA

Accessed from the Breakfast Kitchen. Having window to side aspect, tiled floor, radiator, ceiling light point, built-in storage, plumbing for automatic washing machine, space with vent for tumble dryer.

GROUND FLOOR BATHROOM

Having a three piece suite comprising push button WC, panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with tiled splashbacks, two obscure glazed windows, ceiling light point, extractor fan.

FIRST FLOOR LANDING

Having window to side aspect, radiator, two ceiling light points, access to roof space.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having window to side aspect, stairs rising from lounge diner, ceiling light point.

BEDROOM ONE

16' 9" (maximum measurement) x 10' 7" (maximum measurement) (5.11m x 3.23m)

Having two windows to front aspect, two radiators, coved cornice, ceiling light point, additional wall light point.

BEDROOM TWO

10' 5" (maximum measurement) x 9' 9" (maximum measurement) (3.17m x 2.97m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in storage cupboard.

CLOAKROOM

Having a push button WC, tiled surround, pedestal wash hand basin with tiled splashback, radiator, obscure glazed window, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides off road parking, with gated access to the right hand side of the property leading to the rear garden.

The rear garden initially comprises a paved patio seating area with flower and shrub borders. A pathway is situated towards the right hand side of the garden leading to the rear. From the patio area is an archway leading to a section of lawn, again with flower and shrub borders. The garden also benefits from a small timber summerhouse which is to be included within the sale. Continuing to the rear section of the garden through a further archway is an area which the current vendor has used for vegetable and fruit cultivation and comprises two raised beds and an approximate 6ft x 8ft greenhouse which is to be included within the sale. There are also two corrugated metal storage sheds to be included within the sale. The garden is fully enclosed by a mixture of fencing and hedging and house both the external refitted central heating boiler (fitted Sept 2023) and the oil tank itself.

SERVICES

Mains water and electricity are connected. Drainage is to a septic tank, The property is served by oil fired central heating.

REFERENCE

26869635/17102023/PAR



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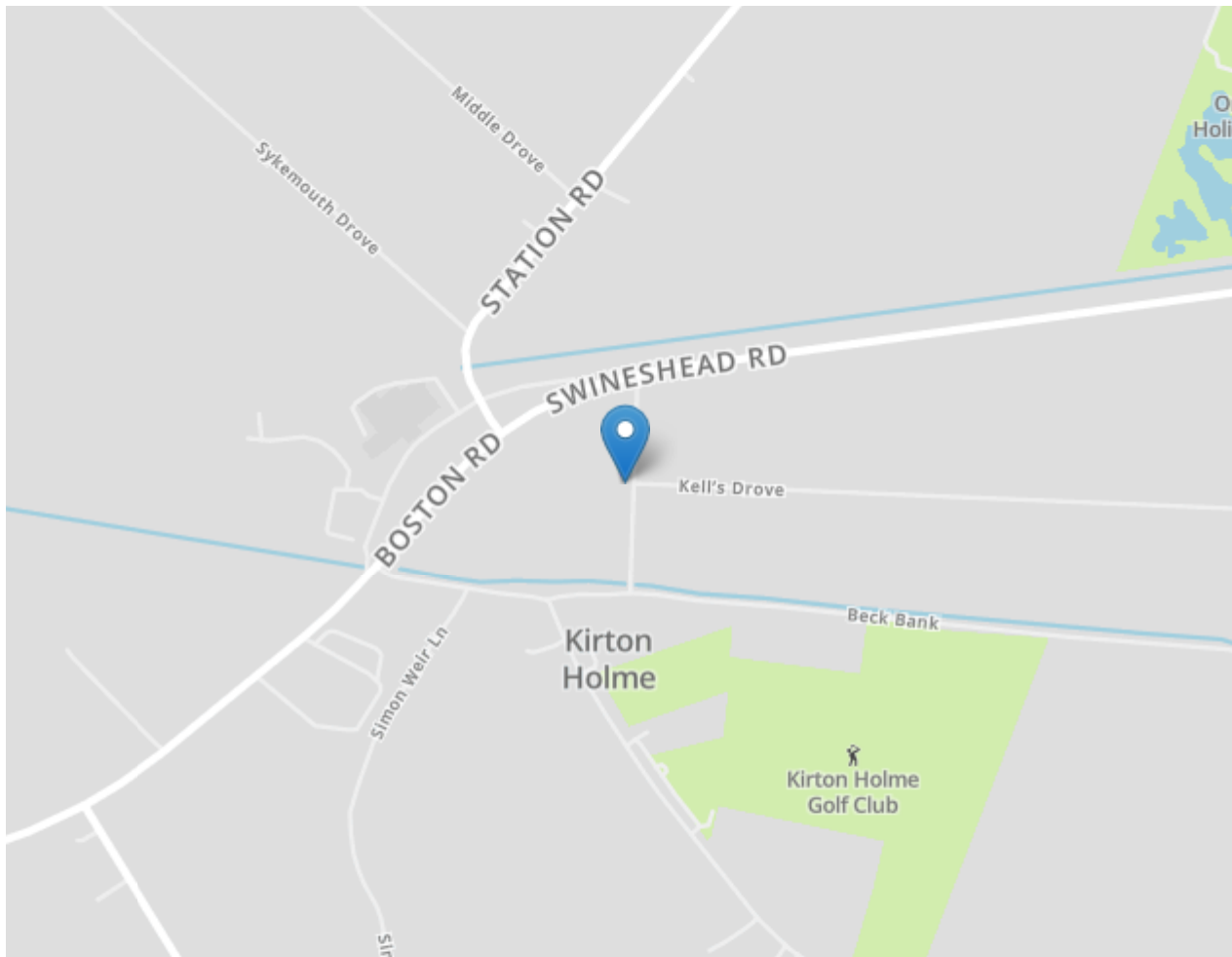
AGENT'S NOTES

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.

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.

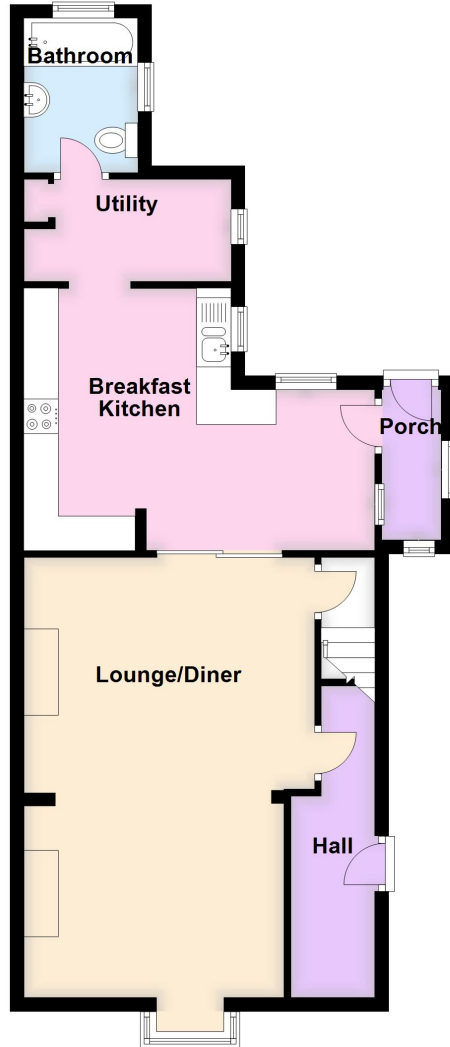
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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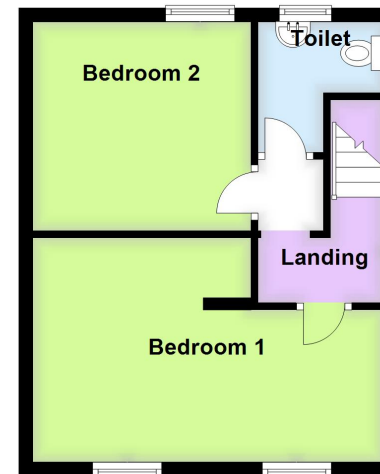
Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 93.1 sq. metres (1001.6 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 100 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |