



£189,950

1c Church Lane, Kirton, Boston, Lincolnshire PE20 1EL

SHARMAN BURGESS



A modern two bedroomed detached bungalow situated within the centre of the popular and well served village of Kirton, benefitting from off road parking and low maintenance gardens. The property is offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, modern kitchen, two bedrooms and bathroom.

ACCOMMODATION

ENTRANCE HALL

Having uPVC front entrance door, access to roof space, coved cornice, telephone point, tiled flooring.

LOUNGE

11' 3" x 12' 3" (3.43m x 3.73m)

Having double glazed window to front aspect, radiator, electric fireplace, coved cornice, TV aerial point.

KITCHEN

9' 11" x 8' 8" (3.02m x 2.64m)

Having a modern fitted kitchen comprising a range of wall and base level units, work surfaces with inset stainless steel sink and drainer, integrated oven and gas hob with extractor above, partly tiled walls, tiled flooring, space and plumbing for automatic washing machine, double glazed window to rear aspect, uPVC side entrance door, coved cornice, radiator.

BEDROOM ONE

9' 5" x 10' 8" (maximum) (2.87m x 3.25m)

Having double glazed window to rear aspect, radiator, coved cornice, telephone point, TV aerial point.

BEDROOM TWO

6' 8" x 10' 8" (2.03m x 3.25m)

Having double glazed window to front aspect, radiator, coved cornice, telephone point.

BATHROOM

Being fitted with a three piece suite comprising low level WC, wash hand basin, panelled bath with electric shower above and shower screen, partly tiled walls, tiled flooring, coved cornice, radiator, double glazed window to rear aspect, extractor fan, airing cupboard housing the Worcester gas central heating boiler fitted in 2021.

EXTERIOR

To the front, the property benefits from a gravelled driveway which provides off road parking for approximately two cars. The front of the property is partly enclosed by wrought iron railings.

To the rear, the garden is laid to a mixture of paved patio and gravelled areas and houses a timber shed. The garden is fully enclosed by timber fencing.

SERVICES

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

REFERENCE

15032024/27414785/GAR

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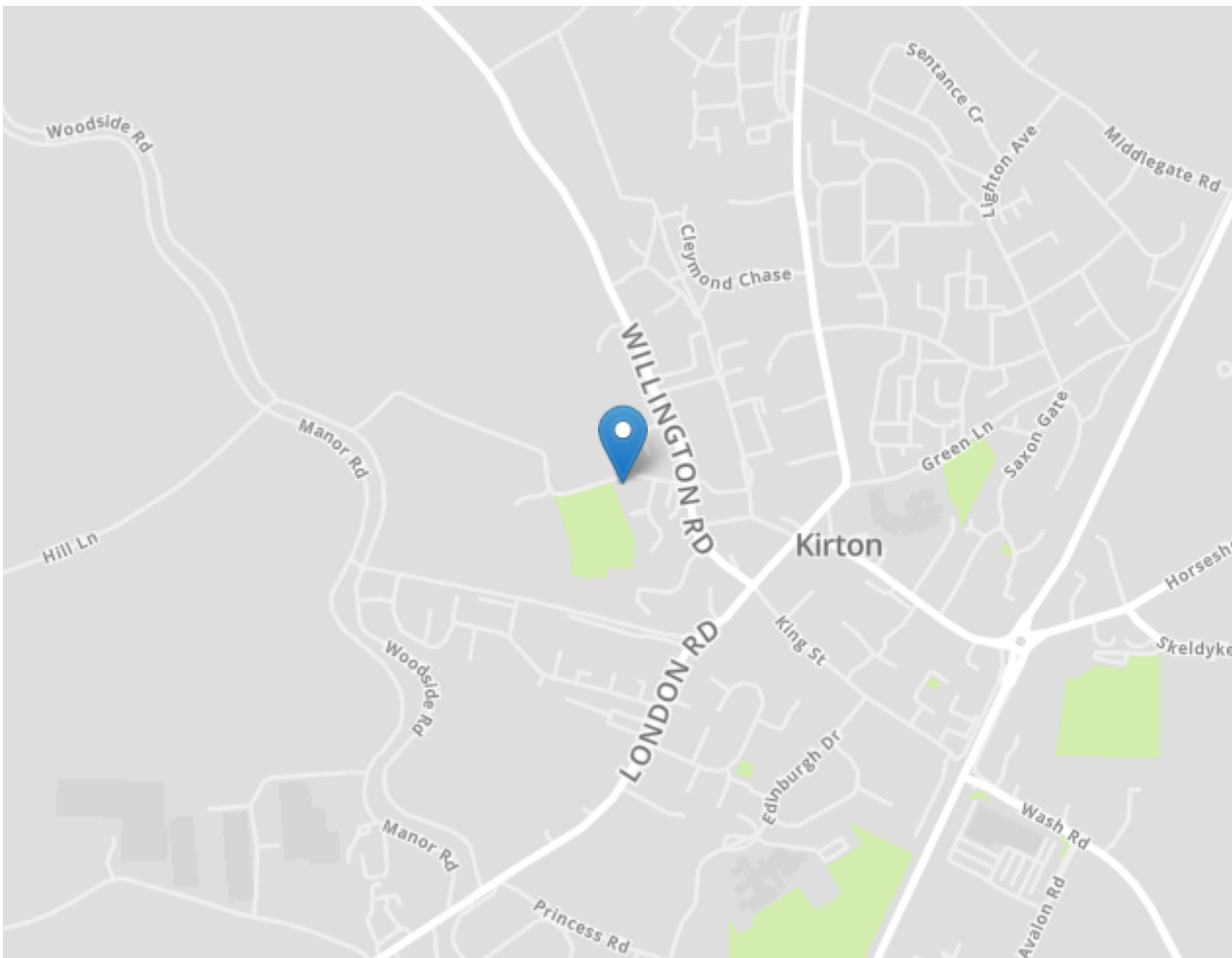
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 47.2 sq. metres (507.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(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