



**£169,950**

63 Swift Gardens, Kirton, Boston, Lincolnshire PE20 1EQ

**SHARMAN BURGESS**



**63 Swift Gardens, Kirton, Boston,  
Lincolnshire PE20 1EQ  
£169,950 Freehold**

#### ACCOMMODATION

##### ENTRANCE LOBBY

Having partially obscure glazed front entrance door, staircase rising to first floor, ceiling light point.

A modern three storey property situated in the popular and well served village of Kirton. Accommodation comprises an entrance lobby, open plan living space including kitchen and seating areas, three bedrooms arranged over two floors and a family bathroom. Further benefits include off road parking, garden to the rear and gas central heating.



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### OPEN PLAN LIVING SPACE

22' 0" (maximum) x 12' 2" (maximum taken at the widest point) (6.71m x 3.71m)

Incorporating both kitchen and seating areas. The kitchen area comprises roll edge work surfaces with matching upstands, inset stainless steel 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, concealed gas combination central heating boiler, space for twin height fridge freezer, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, return breakfast bar, French doors leading to the rear garden, window to front elevation, two ceiling light points, radiator, wood effect laminate flooring.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, push button WC, wood effect laminate flooring, radiator, ceiling light point, extractor fan.

### FIRST FLOOR LANDING

Having ceiling light point, staircase rising to second floor.

### BEDROOM TWO

12' 0" (maximum) x 7' 7" (maximum) (3.66m x 2.31m)

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

### BEDROOM THREE

12' 2" (maximum into entrance area) narrowing to 5' 7" x 7' 9" (3.71m narrowing to 1.70m x 2.36m)

Having two windows to front elevation, radiator, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### **FAMILY BATHROOM**

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above and fitted shower screen, tiled splashbacks, obscure glazed window to side elevation, extractor fan, ceiling light point, radiator.

### **SECOND FLOOR LANDING**

Having built-in cloak cupboard.

### **BEDROOM ONE**

18' 6" (maximum with reduced head height) x 9' 0" (5.64m x 2.74m)

Having dual aspect Velux style windows, radiator, ceiling light point, access to loft space.

### **EXTERIOR**

To the front, the property is approached over a dropped kerb leading to the tarmac driveway which provides off road parking.

### **REAR GARDEN**

The enclosed rear garden is laid to lawn and served by outside lighting.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

06082025/29327914/ATK





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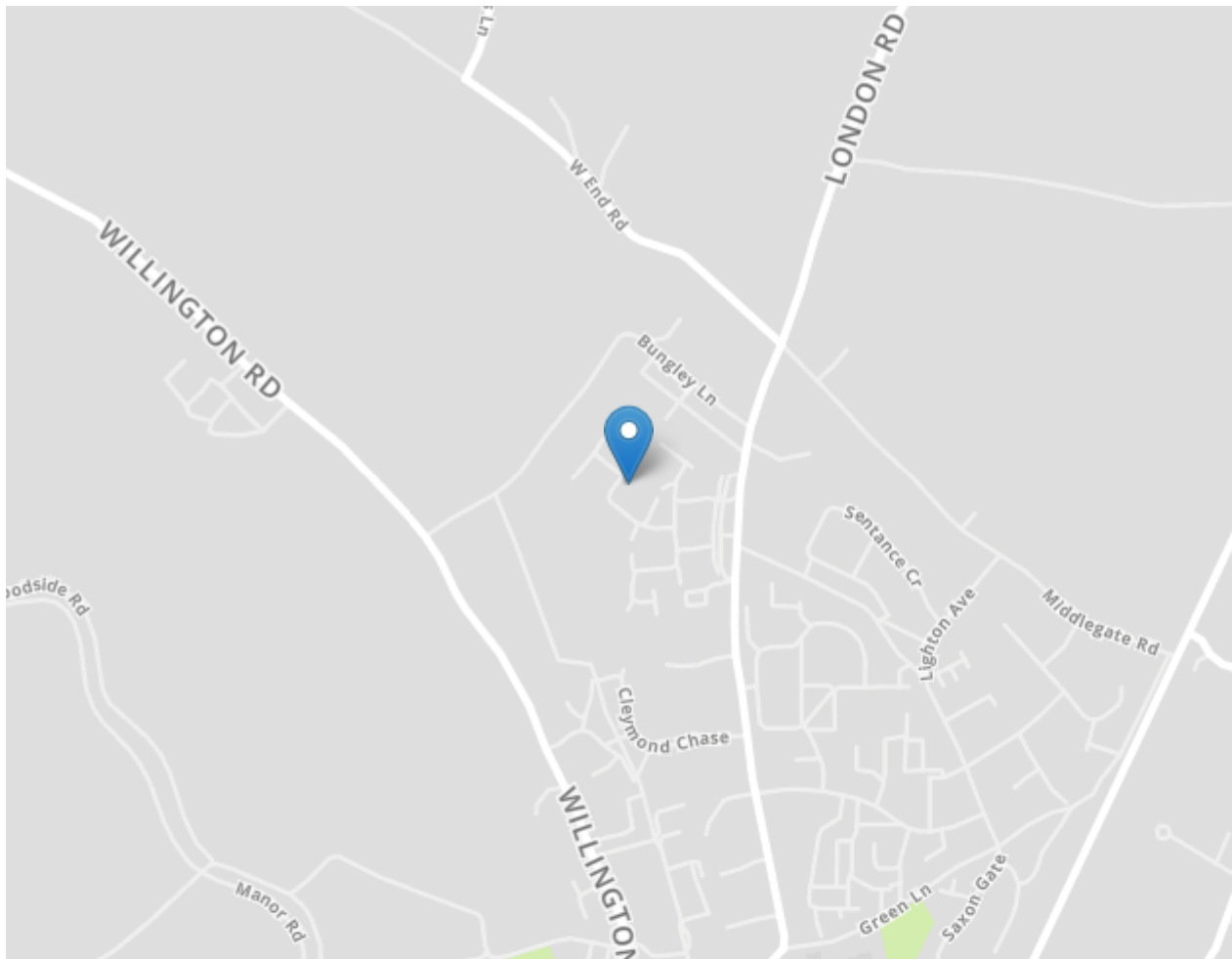
## AGENT'S NOTES

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.

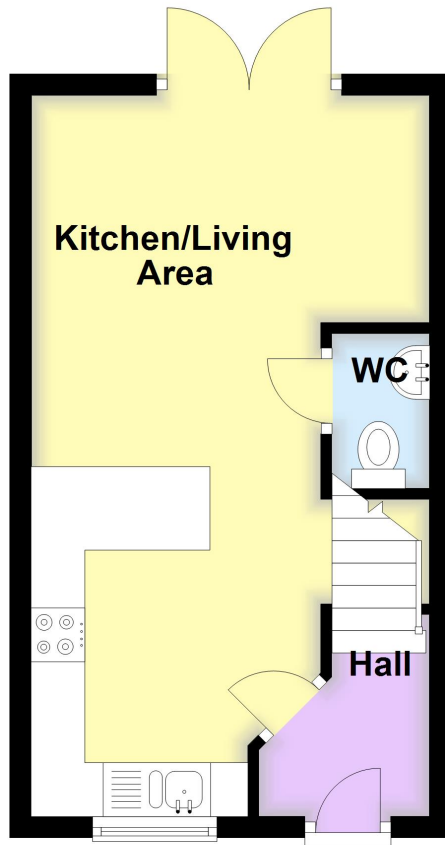


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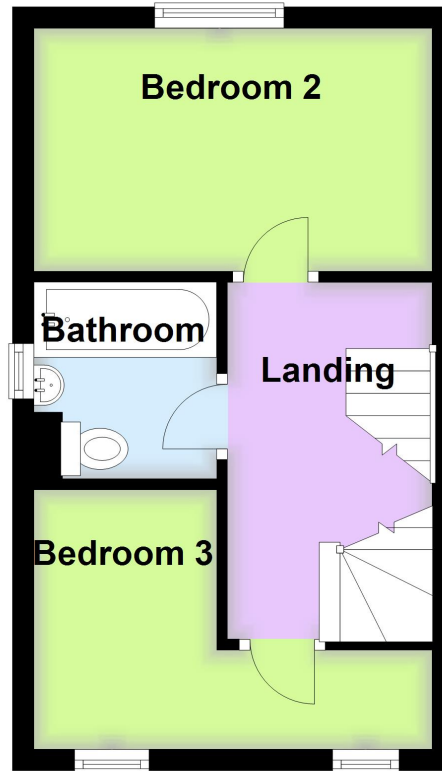
## Ground Floor

Approx. 24.9 sq. metres (267.6 sq. feet)



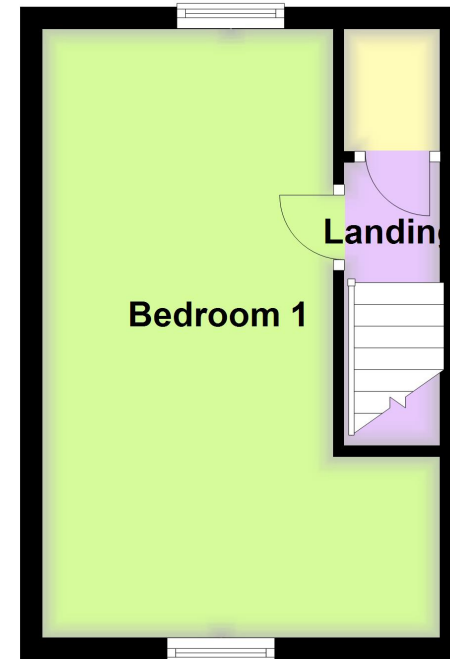
## First Floor

Approx. 25.0 sq. metres (269.6 sq. feet)



## Second Floor

Approx. 21.0 sq. metres (226.1 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(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	