



£325,000

4 Kings Arms Close, Kirton, Boston, Lincolnshire PE20 1AQ

SHARMAN BURGESS

**4 Kings Arms Close, Kirton, Boston,
Lincolnshire PE20 1AQ
£325,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

19' 2" (including part of staircase) x 5' 8" (5.84m x 1.73m)

Having a partially obscure glazed front entrance door, Karndean flooring, two radiators, coved cornice, ceiling light point, staircase leading off with storage beneath, glazed double doors through to: -

LOUNGE

18' 2" x 12' 5" (5.54m x 3.78m)

Having a window to the front elevation, two radiators, coved cornice, two ceiling light points, TV aerial point. Double doors through to: -

A beautifully presented detached property situated in the sought after and well served village of Kirton. Accommodation comprises an entrance hall, open plan large refitted kitchen diner with quartz work surfaces and integrated appliances, utility room, ground floor cloakroom, lounge and conservatory. To the first floor are four bedrooms, with en-suite shower room to bedroom one, and a family bathroom. Further benefits include a block paved driveway, gas central heating, uPVC double glazing and enclosed garden to the rear.



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CONSERVATORY

12' 9" x 12' 7" (3.89m x 3.84m)

Of brick and uPVC double glazed construction with a polycarbonate roof. Having French doors leading out to the rear garden, radiator, TV aerial point, wall mounted lighting.

OPEN PLAN KITCHEN DINER

18' 2" (maximum including archway) x 11' 8" (maximum into recess) (5.54m x 3.56m)

An impressive kitchen diner comprising quartz work surfaces, inset sink and rinsers with integrated drainer and mixer tap, range of base level storage units, drawer units and matching eye level wall units. Central island with matching quartz work surface, storage beneath and seating space. Larder style unit housing the Ideal gas combination central heating boiler. Integrated fridge freezer, integrated dishwasher, stainless steel Range cooker with five ring gas hob and illuminated stainless steel fume extractor above. Karndean flooring, dual aspect windows, coved cornice, ceiling recessed lighting, door to garden.

UTILITY ROOM

9' 11" (maximum into recess) x 7' 4" (3.02m x 2.24m)

Having roll edge work surfaces with stainless steel sink and drainer with mixture tap, base level storage unit, matching eye level wall unit, plumbing for an automatic washing machine, space for a standard height fridge or freezer, ceiling light point, wall mounted coat hooks, window to rear elevation, door to -

GROUND FLOOR CLOAKROOM

Having push button WC, ceiling light point.

STAIRS AND FIRST FLOOR LANDING

Having return staircase with window to rear elevation. The landing comprises a radiator, access to loft space, ceiling light point, built-in linen cupboard with slatted linen shelving within



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

16' 0" (measurement taken to built-in wardrobes) x 12' 6" (4.88m x 3.81m)

Having window to front elevation, radiator, two Keylite roof windows to rear, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashbacks, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, extractor fan, ceiling light point, heated towel rail.

BEDROOM TWO

12' 5" (maximum) x 9' 1" (maximum) (3.78m x 2.77m)

Having a window to the front elevation, radiator, ceiling light point.

BEDROOM THREE

8' 9" (maximum) x 12' 6" (maximum) (2.67m x 3.81m)

Having a window to the rear elevation, Keylite roof window to rear, radiator, ceiling light point.

BEDROOM FOUR

6' 8" (maximum) x 9' 11" (maximum) (2.03m x 3.02m)

Having a window to the front elevation, radiator, ceiling light point.

FAMILY BATHROOM

10' 1" (maximum) x 7' 1" (maximum) (3.07m x 2.16m)

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and fitted wall mounted shower above and shower screen, extended tiled splashbacks, walls tiled to approximately half height, heated towel rail, extractor fan, two Keylite windows to rear.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking. Paved access leading to the front entrance door. The driveway is served by lighting and provides access to the: -

FORMER GARAGE

10' 0" x 10' 7" (3.05m x 3.23m)

Providing additional storage and having up and over door, served by power and lighting.

REAR GARDEN

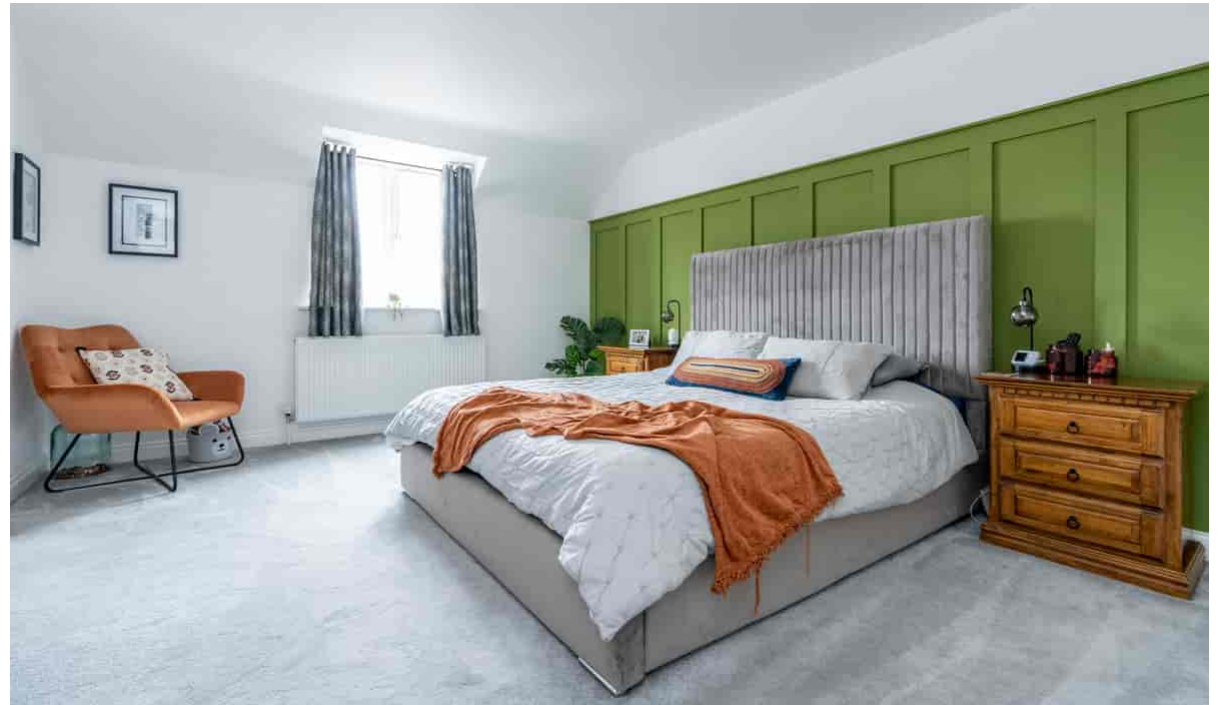
Being predominantly laid to lawn, with paved areas. The garden is enclosed by a mixture of wall and fencing.

SERVICES

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

REFERENCE

29012025/28662998/SKI



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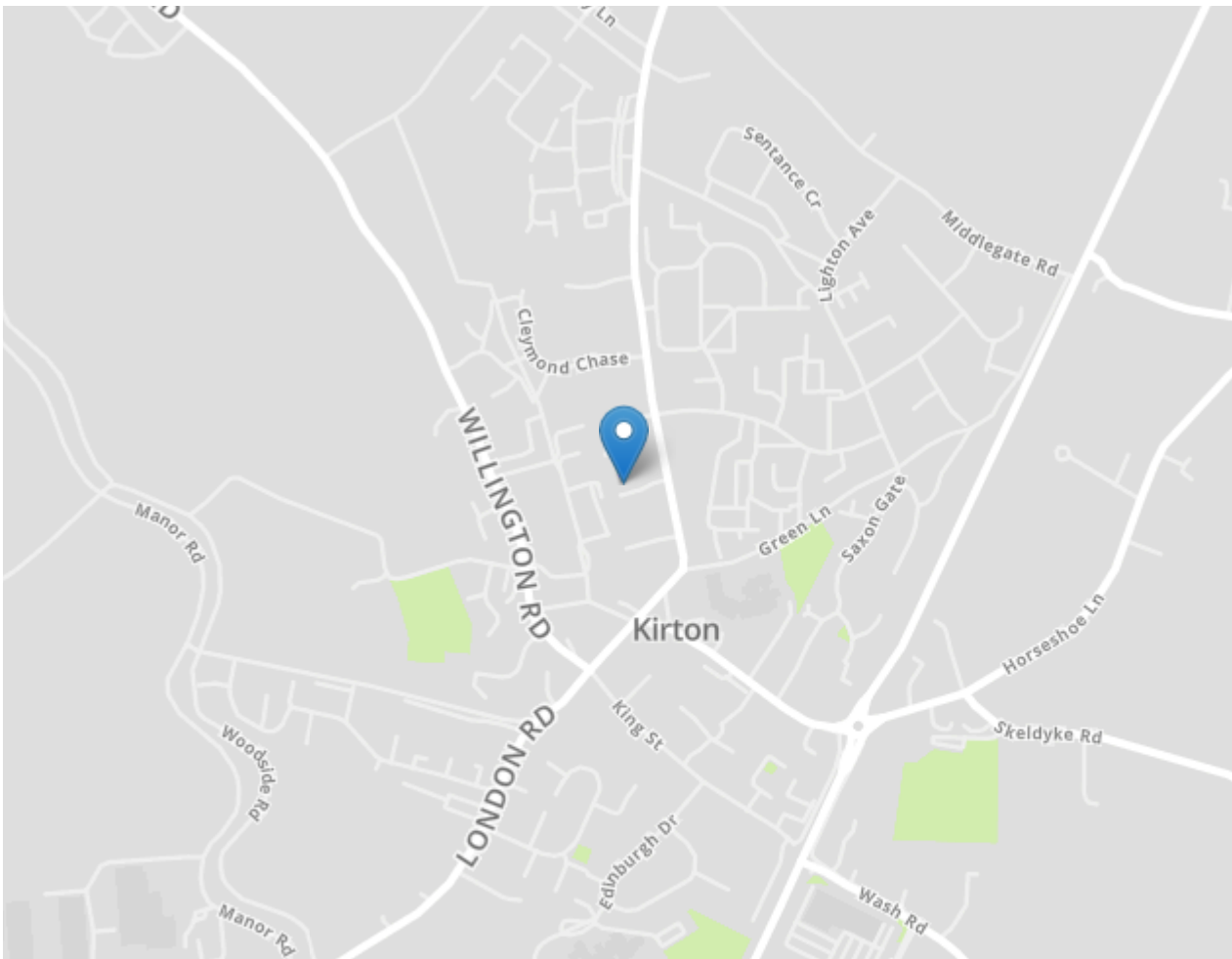
AGENT'S NOTES

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.

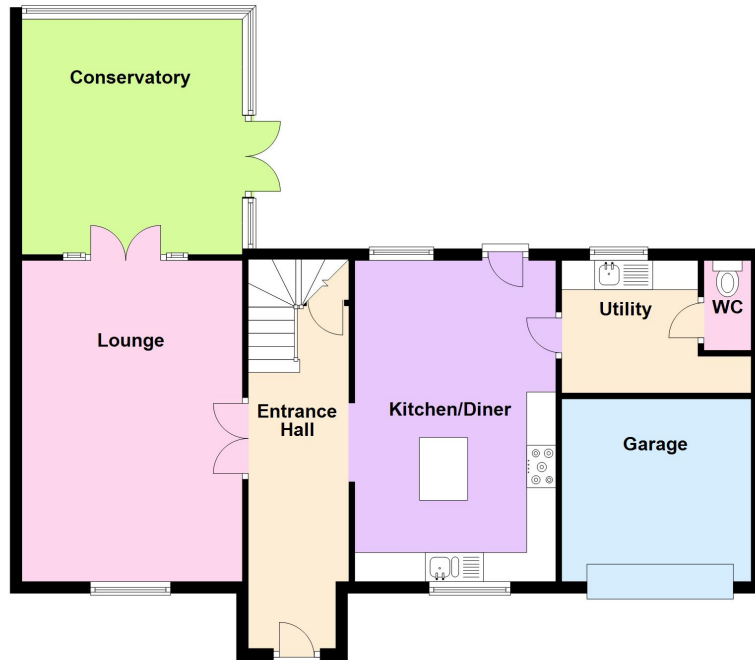
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

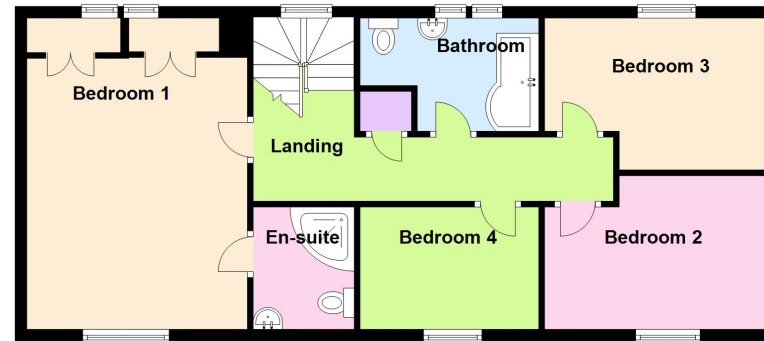


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Ground Floor
Approx. 86.5 sq. metres (931.0 sq. feet)



First Floor
Approx. 67.6 sq. metres (727.9 sq. feet)



Total area: approx. 154.1 sq. metres (1658.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	