



£229,950

35 Lighton Avenue, Kirton, Boston, Lincolnshire PE20 1XL

SHARMAN BURGESS

**35 Lighton Avenue, Kirton, Boston,
Lincolnshire PE20 1XL
£229,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door with obscure glazed side panel, radiator, coved cornice, two ceiling light points, wall mounted central heating thermostat, airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

17' 3" (maximum) x 13' 0" (maximum including chimney breast)
(5.26m x 3.96m)

Having feature bow window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point, fireplace with fitted inset and hearth and display surround and space for electric fire.

A large detached bungalow situated in the popular and well served village of Kirton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, spacious open plan kitchen diner, lounge, conservatory, two double bedrooms and shower room. Further benefits include a single garage with electric door, press patterned concrete driveway and an approximate south westerly facing garden to the rear.



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KITCHEN DINER

28' 1" (maximum) x 10' 2" (maximum taken at the widest point)
(8.56m x 3.10m)

Having counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets, four ring induction hob with extractor above, waist height double oven and grill, space for twin height fridge freezer, plumbing for washing machine, plumbing for slimline dishwasher, radiator, coved cornice, three light points, window to rear elevation, obscure glazed rear entrance door, personnel door to garage, double doors through to: -

CONSERVATORY

10' 0" (maximum) x 9' 10" (maximum) (3.05m x 3.00m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the garden, tiled floor, ceiling light point, wall mounted lighting.

BEDROOM ONE

13' 0" x 9' 8" (3.96m x 2.95m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 3" (maximum) x 9' 1" (maximum) (3.12m x 2.77m)

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



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin, WC with concealed cistern, heated towel rail, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window to side elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb which leads to a press patterned concrete driveway which provides off road parking as well as vehicular access to the garage. The lawned front garden is interspersed with shrubs and the driveway is served by outside lighting.

GARAGE

16' 11" (maximum into recess) x 9' 0" (5.16m x 2.74m)

Having an electric up and over door, served by power and lighting, housing the electric fuse box and wall mounted Worcester gas central heating boiler.

REAR GARDEN

Enjoying an approximate south westerly facing aspect, initially comprising a paved patio seating area leading to sections of lawn with flower and shrub borders and sunken pond with aquatic plants. The garden houses a timber shed/store which is to be included within the sale. The garden is fully enclosed by fencing and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

17062025/29207318/HUT



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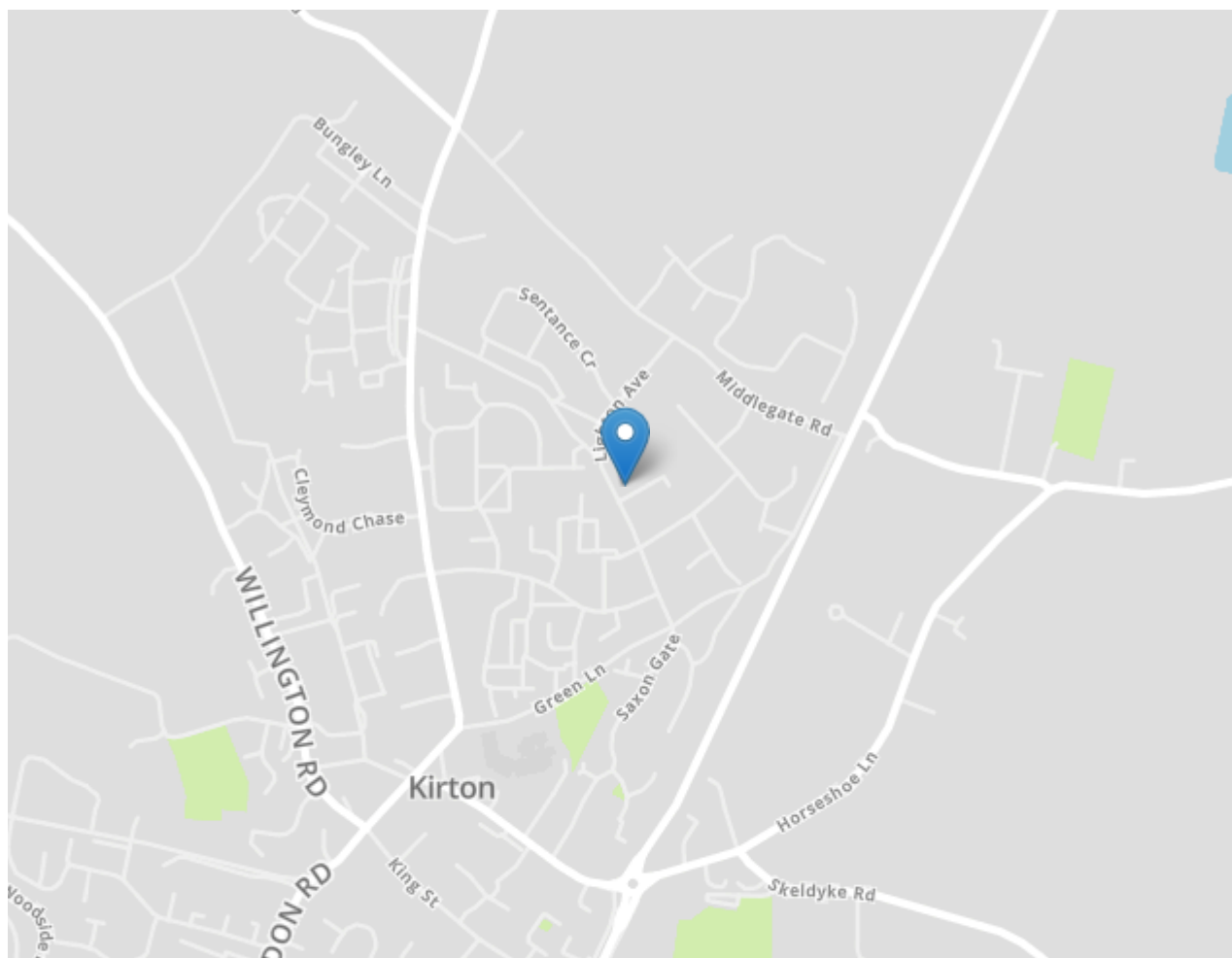
AGENT'S NOTES

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. 110.4 sq. metres (1188.9 sq. feet)



Total area: approx. 110.4 sq. metres (1188.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC