



**£259,500**

53 Nightingale Road, Kirton, Boston, Lincolnshire PE20 1FA

**SHARMAN BURGESS**

**53 Nightingale Road, Kirton, Boston,  
Lincolnshire PE20 1FA  
£259,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, ceiling light point.

**LOUNGE**

15' 8" (maximum) x 11' 1" (maximum) (4.78m x 3.38m)

Having window to front aspect, radiator, ceiling light point, TV aerial point, Karndeian flooring.

A modern detached house situated in the popular and well served village of Kirton offering good sized living accommodation throughout and providing a number of unique features. Accommodation comprises an entrance hall, lounge, open plan kitchen diner, utility room, ground floor cloakroom, family bathroom and four bedrooms arranged off a first floor landing, with bedroom one having an en-suite shower room. Further benefits include a block paved driveway, single garage, enclosed approximate south facing rear garden and Karndeian flooring to the majority of the ground floor.



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### KITCHEN DINER

18' 4" x 10' 3" (5.59m x 3.12m)

Having Quartz work surfaces with matching upstands and tiled splashbacks above, inset stainless steel sink and rinser with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, electric hob with stainless steel splashback and illuminated stainless steel fume extractor above, space for twin height fridge freezer, Karndeian flooring matching that of the lounge, window to rear aspect, ceiling light point, under stairs storage cupboard. The dining area comprises a radiator, ceiling point above dining table, French doors with fitted blinds leading to the rear garden.

### UTILITY ROOM

Having roll edge work surface, plumbing for automatic washing machine, radiator, Karndeian flooring, ceiling light point, extractor fan, obscure glazed door to side aspect, wall mounted Ideal Logic gas central heating boiler.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback, push button WC, radiator, ceiling light point, obscure glazed window to rear aspect, Karndeian flooring.

### FIRST FLOOR LANDING

Having access to roof space, ceiling light point, built-in cloak cupboard with slatted linen shelving within.



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### BEDROOM ONE

14' 4" (maximum) x 13' 5" (maximum) (4.37m x 4.09m)

Having window to front aspect, radiator, ceiling light point, over stairs storage cupboard.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower, hand held shower attachment and bi-fold shower screen, push button WC, pedestal wash hand basin with tiled splashback, heated towel rail, ceiling light point, extractor fan, obscure glazed window to side aspect.

### BEDROOM TWO

12' 3" (maximum) x 9' 4" (maximum) (3.73m x 2.84m)

Having window to front aspect, radiator, ceiling light point.

### BEDROOM THREE

9' 6" (maximum) x 9' 3" (maximum) (2.90m x 2.82m)

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

### BEDROOM FOUR

9' 6" x 7' 2" (2.90m x 2.18m)

Currently used as a dressing room. Having ceiling light point, window to rear aspect, radiator.

### FAMILY BATHROOM

Being fitted with a pedestal wash hand basin, push button WC, panelled bath with mixer tap and shower attachment, tiled splashbacks, heated towel rail, extractor fan, ceiling light point, obscure glazed window.





### EXTERIOR

To the front, the property has paved access leading to the front entrance door and a block paved driveway providing off road parking as well as vehicular access to the: -

### INTEGRAL SINGLE GARAGE

Having up and over door, served by power and lighting.

The rear garden initially comprises a sheltered paved seating area with pergola above with polycarbonate covering. There is a gravelled seating area with built-in railway sleeper seating and an additional paved area leading to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders. The garden houses a timber shed and is fully enclosed by fencing and served by outside tap and lighting.

### AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge payable to Persimmon Homes for the upkeep and maintenance of unadopted roads, walkways and communal areas. The vendor has advised the agent that the latest annual payment was approximately £150.00.

### SERVICES

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

### REFERENCE

04032024/27361855/RID



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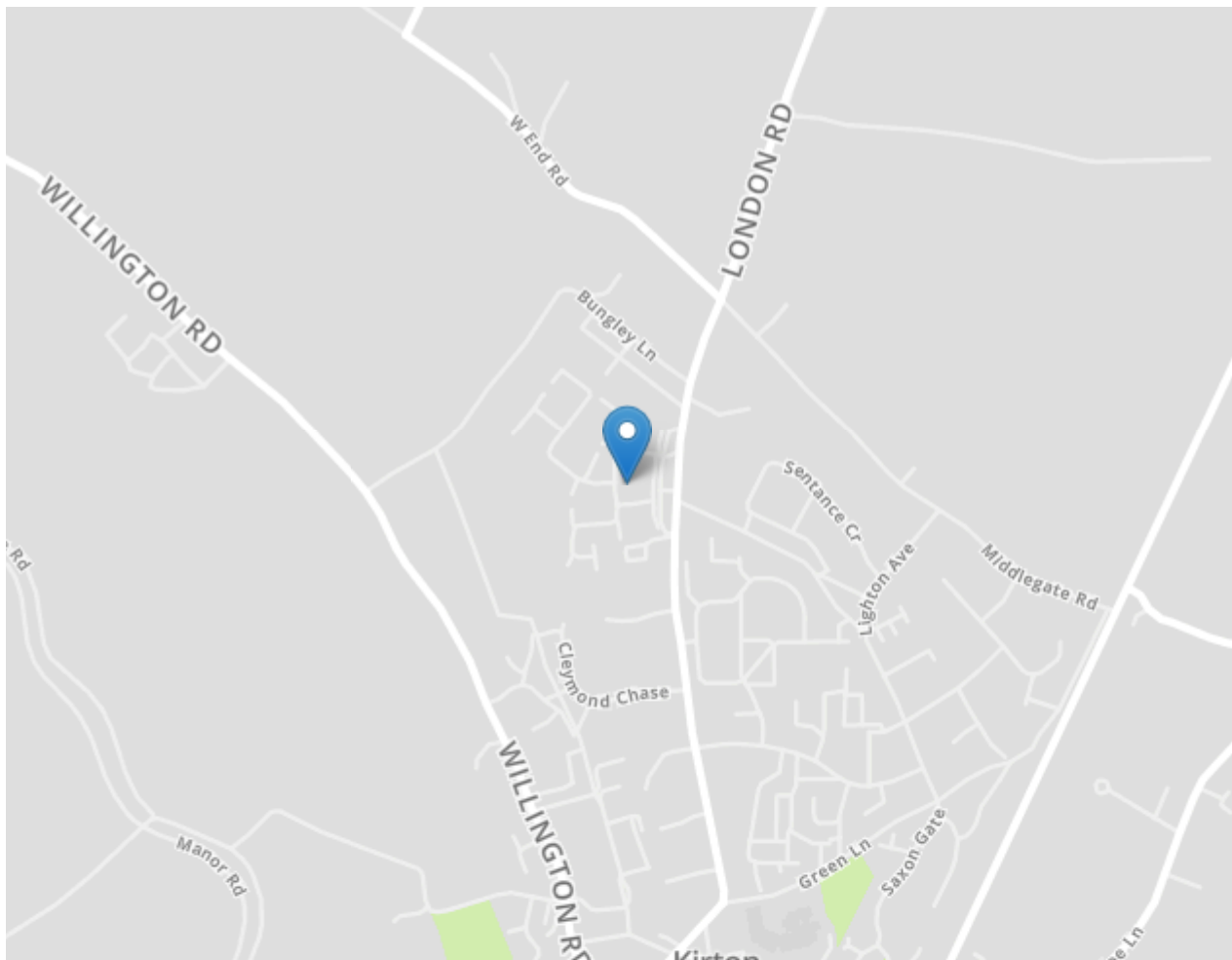
## AGENT'S NOTES

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.

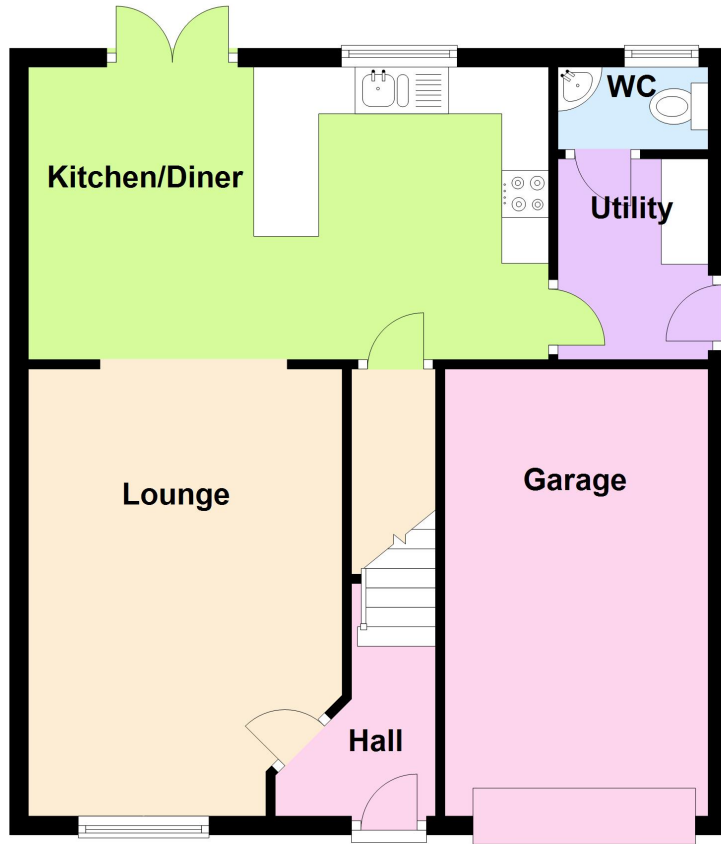
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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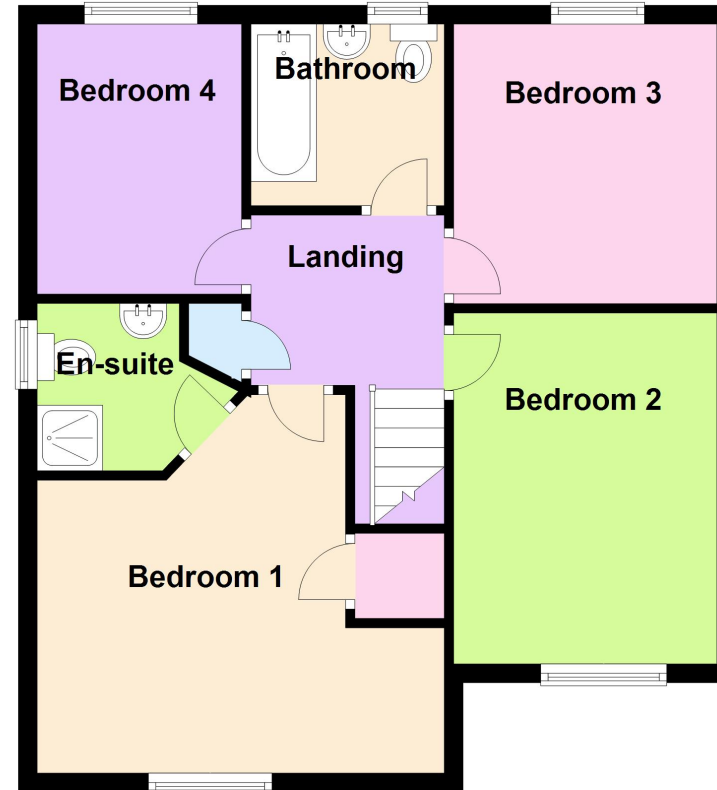
## Ground Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



## First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	