



£285,000

Fruition, Green Lane, Kirton, Boston, Lincolnshire PE20 1DY

SHARMAN BURGESS

**Fruition, Green Lane, Kirton, Boston,
Lincolnshire PE20 1DY
£285,000 Freehold**

ACCOMMODATION

TIMBER BUILT STORM PORCH

With uPVC front entrance door leading to: -

ENTRANCE HALL

With wood laminate flooring, radiator, staircase rising to first floor landing, under stairs storage, additional storage cupboard.

GROUND FLOOR CLOAKROOM

With low level push button WC, wash hand basin inset to vanity unit, wall mounted heated towel rail, double glazed window to front aspect, partly tiled walls, wood design tiled flooring.

A modern built, extended, four bedroomed detached property, being immaculately presented throughout and benefitting from ample off road parking and low maintenance front and rear gardens. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, good sized kitchen diner, bar/entertaining space and ground floor bathroom. To the first floor are four bedrooms, en-suite shower room to bedroom one and a further three piece family bathroom. Further benefits include gas central heating and former detached garage providing insulated 'Man Cave' and storage. Internal viewing is highly recommended in order to fully appreciate the accommodation on offer.



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LOUNGE

11' 8" x 16' 5" (3.56m x 5.00m)

Having double glazed windows to rear aspect, two radiators, wall light point, ceiling light point, TV aerial point, wood laminate flooring, feature exposed brickwork fireplace and tiled hearth with multi fuel burner inset.

KITCHEN DINER

24' 1" x 12' 9" (maximum) reducing to 8' 9" (minimum)
(7.34m x 3.89m reducing to 2.67m)

A modern fitted kitchen comprising wall and base level storage units, wine rack, areas of work surfaces with composite one and half bowl sink and drainer with mixer tap, breakfast bar, integrated oven, integrated microwave, integrated five ring gas hob with extractor fan above, integrated dishwasher, concealed central heating boiler, space for American style fridge freezer, radiators, dual aspect double glazed windows, TV aerial point, Karndean flooring, partly tiled walls, uPVC door to: -

BAR/ENTERTAINING SPACE

23' 10" (maximum) x 10' 1" (7.26m x 3.07m)

With Karndean flooring, double aspect double glazed windows, TV aerial point, ceiling recessed spotlights, fitted wall and base level units with inset stainless steel sink and drainer, door to: -



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GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and electric shower above and fitted shower screen, low level WC, pedestal wash hand basin. Partly tiled walls, extractor fan, wall mounted electric heater, ceiling recessed spotlights, Karndean flooring, double glazed window to front aspect.

FIRST FLOOR LANDING

Having double glazed window to side aspect, radiator, access to roof space.

BEDROOM ONE

10' 8" x 14' 7" (3.25m x 4.45m)

Having two double glazed windows to front aspect, built-in over stairs cupboard, fitted wardrobes, TV aerial point, two radiators, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level push button WC, wash hand basin inset to vanity unit, shower cubicle with electric shower within. Partly tiled walls, wall mounted heated towel rail, double glazed window to front aspect, extractor fan, tiled flooring.

BEDROOM TWO

9' 7" x 9' 7" (2.92m x 2.92m)

With double glazed window to rear aspect, radiator.

BEDROOM THREE

9' 6" x 7' 7" (2.90m x 2.31m)

Currently used as a dressing room. With double glazed window to rear aspect, radiator.



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BEDROOM FOUR

9' 6" x(2.90m x) 9' 6" x 7' 7" (maximum) reducing to 5' 3" (minimum to built-in wardrobe) (2.90m x 2.31m reducing to 1.60m)

With double glazed window to rear aspect, radiator.

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and mains fed shower above with rainfall shower, hand held shower attachment and fitted shower screen, low level WC with concealed cistern integrated to vanity unit with inset wash hand basin. Electric shaver point, partly tiled walls, tiled flooring, heated towel rail, airing cupboard, extractor fan, ceiling recessed spotlights, double glazed window to side aspect.

EXTERIOR

To the front, the property benefits from a gravelled driveway providing off road parking for numerous vehicles, gated access leads to the low maintenance front garden which is laid to paved patio and artificial grass. The front garden houses a timber built insulated bird aviary which could easily be converted to a dog kennel and is included within the sale.

Gated access to both sides of the property lead to the rear garden. The rear garden is laid to low maintenance paving and stone pebbles. The garden houses three timber shed which may be available to purchase by separate negotiation.

FORMER DETACHED GARAGE

Currently split into two sections as follows: -



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SECTION ONE

10' 10" x 3' 5" (3.30m x 1.04m)

Having an electric roller door, storage to eaves.

SECTION TWO/MAN CAVE

14' 7" x 10' 8" (4.45m x 3.25m)

Having been insulated and skimmed walls throughout and comprising ceiling recessed spotlights, uPVC personnel door to garden, electric radiator, TV aerial point.

SERVICES

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

REFERENCE

06022024/26644380/CLE



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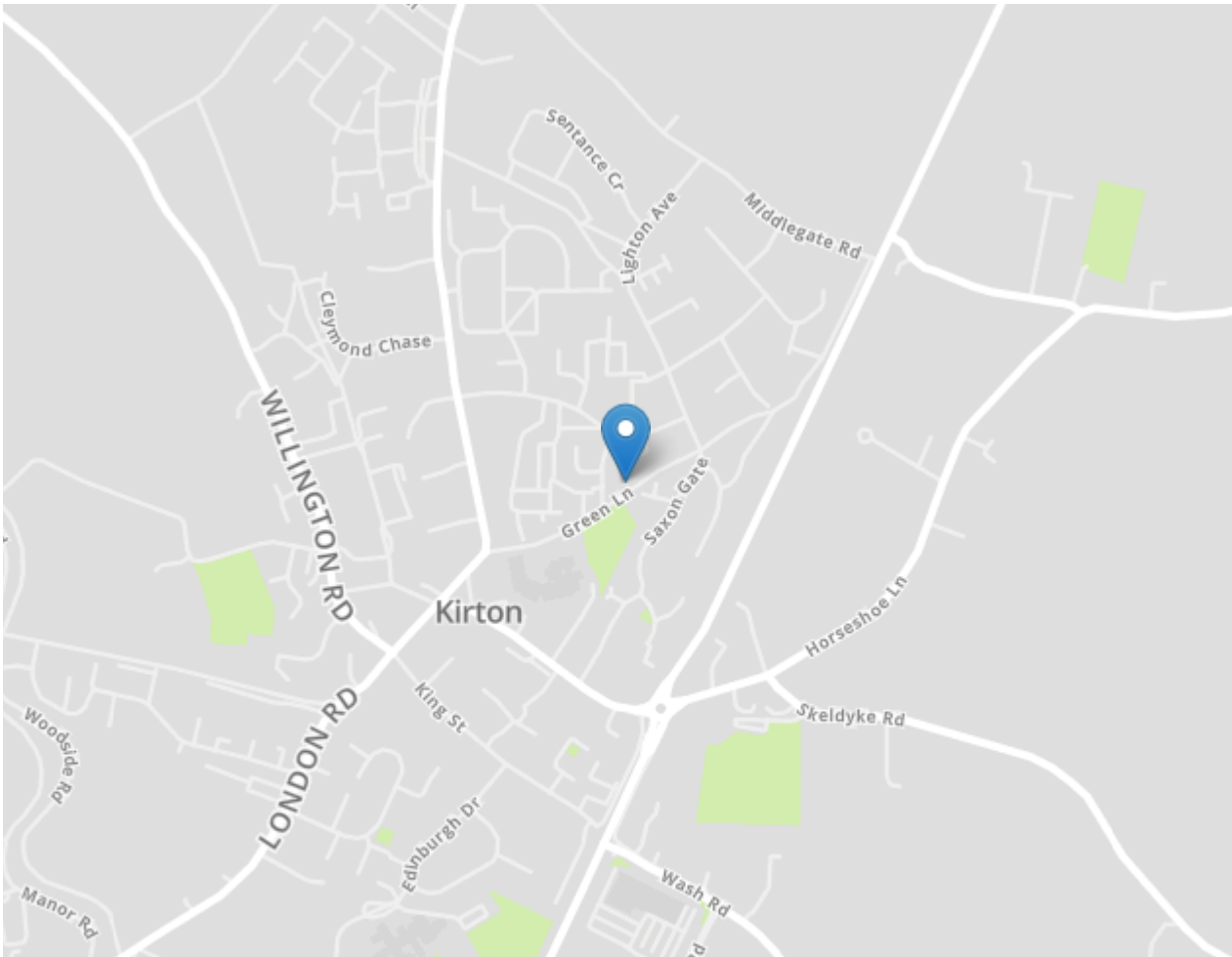
AGENT'S NOTES

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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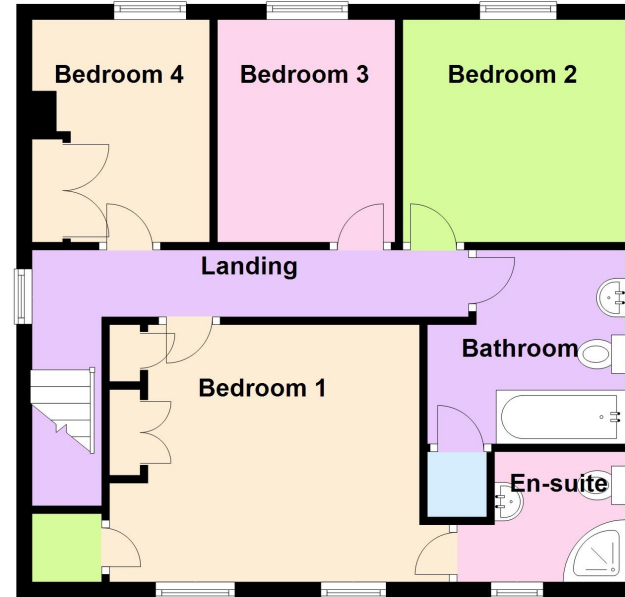
Ground Floor

Approx. 76.9 sq. metres (828.2 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Total area: approx. 133.4 sq. metres (1435.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	79	
(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	