



£215,000

51 Lighton Avenue, Kirton, Boston, Lincolnshire PE20 1XS

SHARMAN BURGESS

**51 Lighton Avenue, Kirton, Boston,
Lincolnshire PE20 1XS
£215,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, coved cornice, two ceiling light points, radiator, access to loft space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

15' 9" (maximum including chimney breast) x 11' 2" (4.80m x 3.40m)

Having dual aspect windows, radiator, coved cornice, two ceiling light points, additional wall light points, TV aerial point, living flame coal effect gas fireplace with fitted hearth and display surround.

A 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, lounge, kitchen diner, conservatory, two bedrooms with bedroom one being of a particularly good size, and a shower room. Further benefits include a block paved driveway, single garage, gas central heating and uPVC double glazing.



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KITCHEN

12' 7" x 9' 2" (3.84m x 2.79m)

Having counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated automatic washing machine, integrated waist height oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, integrated fridge and freezer, window to rear elevation, radiator, coved cornice, two ceiling light points, concealed Saunier Duval gas central heating boiler, obscure glazed door to: -

CONSERVATORY

10' 0" x 8' 3" (3.05m x 2.51m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wall mounted lighting, radiator, French doors leading to the garden.

BEDROOM ONE

16' 8" x 9' 4" (5.08m x 2.84m)

Having dual aspect windows, radiator, coved cornice, two ceiling light points.

BEDROOM TWO

10' 6" (maximum into entrance area) x 12' 7" (3.20m x 3.84m)

Having window, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled floor, extended tiled splashbacks, radiator, obscure glazed window, coved cornice, ceiling light point, extractor fan.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a dropped kerb, with wrought iron double gates leading to the block paved driveway which provides off road parking as well as vehicular access to the single garage. The property is served by a low level brick wall with wrought iron railings above to the front boundary.

SINGLE GARAGE

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

REAR GARDEN

Comprising a low maintenance courtyard style garden, which is served by an outside tap and houses a timber shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

05022026/29905573/RIN



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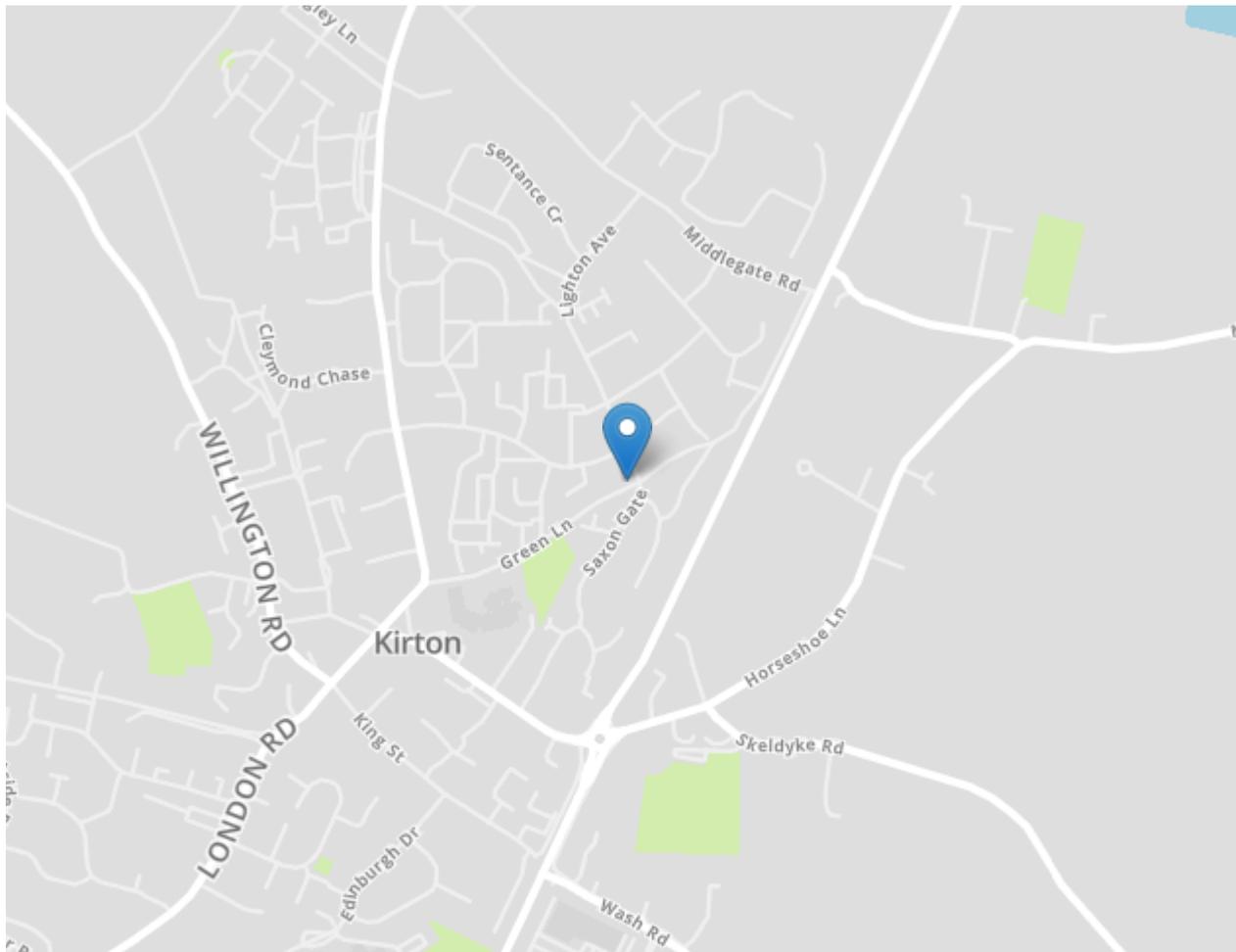
AGENT'S NOTES

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. 88.9 sq. metres (956.8 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 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		
(55-68)	D		68
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC