



£215,000

28 Sentance Crescent, Kirton, Boston, Lincolnshire PE20 1XF

SHARMAN BURGESS

**28 Sentance Crescent, Kirton, Boston,
Lincolnshire PE20 1XF
£215,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC side entrance door, radiator, access to roof space, telephone point.

LOUNGE

14' 7" x 10' 9" (4.45m x 3.28m)

Having double glazed window to front elevation, radiator, coved cornice, two TV aerial points, gas fireplace with marble hearth and wooden mantle.

A well presented detached bungalow situated in a quiet position within the popular and well served village of Kirton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, conservatory, two bedrooms and a shower room. Further benefits include ample off road parking, garage and enclosed rear garden.



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KITCHEN

10' 3" x 11' 2" (3.12m x 3.40m)

Being fitted with a range of wall and base level units, areas of work surface, composite sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for twin height fridge freezer, integrated gas hob and oven, partly tiled walls, double glazed dual aspect windows, radiator, glazed uPVC door to: -

CONSERVATORY

7' 4" x 21' 6" (2.24m x 6.55m)

Of brick and uPVC construction with pitched polycarbonate roof. Having wall mounted gas heater, tiled flooring, double glazed windows to side and rear elevations, uPVC glazed side entrance door leading to the garden.

BEDROOM ONE

11' 5" x 11' 2" (3.48m x 3.40m)

Having double glazed window to front elevation, radiator, coved cornice.

BEDROOM TWO

10' 3" x 10' 9" (3.12m x 3.28m)

Having double glazed window to rear elevation, radiator, TV aerial point, fitted wardrobes with overhead storage lockers and dressing table.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with mains fed shower and tiling within, pedestal wash hand basin, low level WC, partly tiled walls, double glazed window to side elevation, radiator, ceiling mounted spotlights, airing cupboard housing the central heating boiler.

EXTERIOR

To the front, the property is approached over a tarmac driveway which provides off road parking as well as vehicular access to single garage. There is an ornamental gravelled garden area and gated access to the right hand side of the property leads to the rear garden.

SINGLE GARAGE

16' 0" x 8' 4" (4.88m x 2.54m)

Having electric roller door, service door to the rear leading into the garden, served by power and lighting.

REAR GARDEN

Being initially laid to a paved patio seating area leading to a shaped lawn with shrub and bush borders. The garden houses a timber shed and greenhouse and is fully enclosed by timber fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

07082025/29392397/COO



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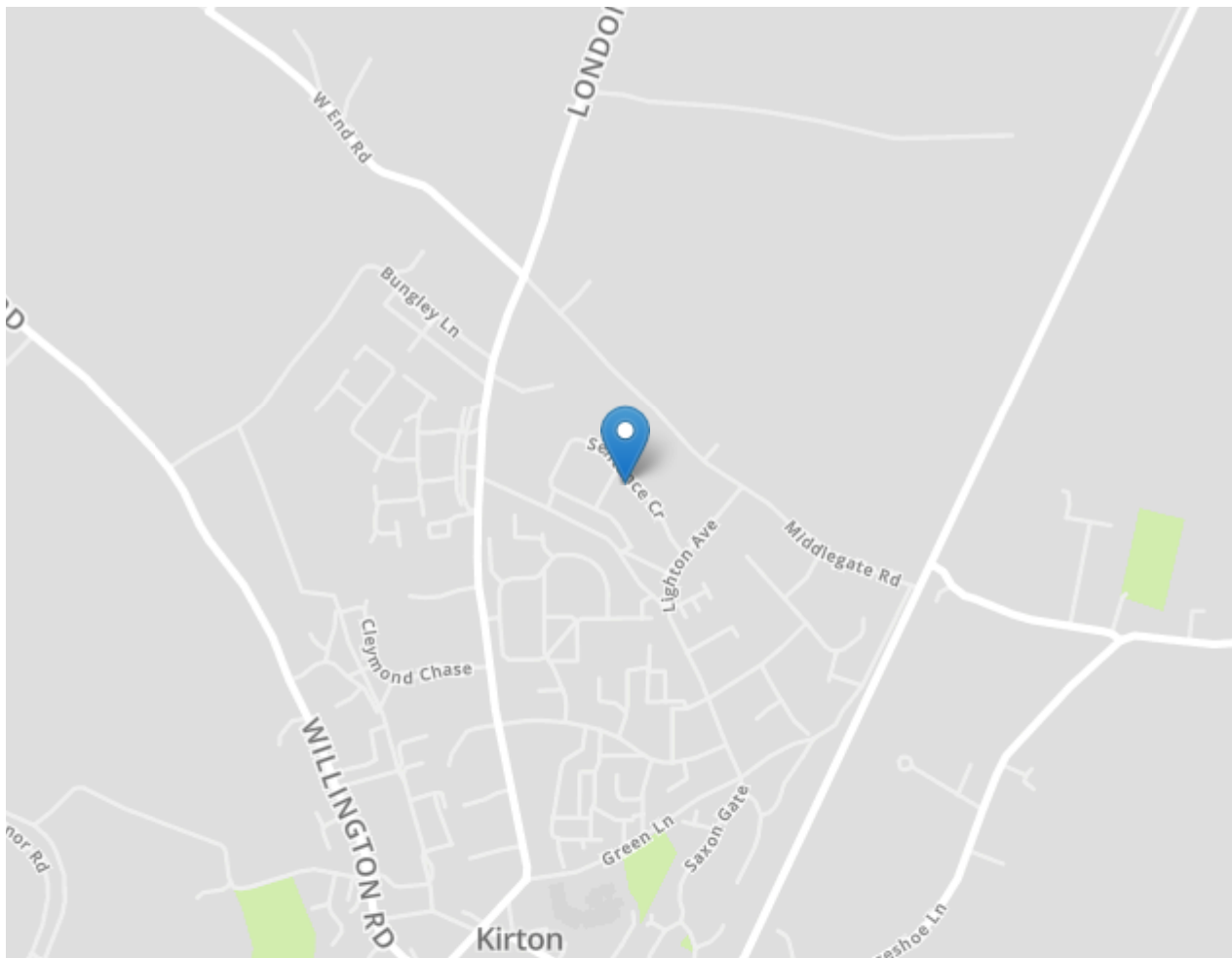
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor

Approx. 90.2 sq. metres (971.4 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	