



£135,000

15 The Square, Kirton, Boston, Lincolnshire PE20 1HT

SHARMAN BURGESS



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Est 1996

An end of terrace property situated in a pleasant location within the popular and well served village of Kirton. The accommodation comprises kitchen, lounge diner, ground floor cloakroom, two bedrooms to the first floor and a bathroom. Further benefits include numbered allocated parking, enclosed rear low maintenance rear garden and gas central heating.

ACCOMMODATION

KITCHEN

10' 5" x 9' 7" (3.17m x 2.92m)

Having partially obscure glazed front entrance door, counter tops, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with stainless steel illuminated fume extractor above, plumbing for automatic washing machine, window to front elevation, coved cornice, ceiling light point, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath; radiator, ceiling light point, extractor fan.

LOUNGE DINER

16' 3" (maximum) x 10' 6" (maximum) (4.95m x 3.20m)

Having French doors leading out to the rear garden, two radiators, coved cornice, two ceiling light points, TV aerial point.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point, built-in boiler cupboard housing the Ideal gas central heating boiler.

BEDROOM ONE

10' 6" x 8' 6" (3.20m x 2.59m)

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

BEDROOM TWO

10' 5" x 7' 4" (3.17m x 2.24m)

Having two windows to front elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted mains fed shower above, push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled splashbacks, obscure glazed window to side elevation, radiator, ceiling light point, extractor fan.

EXTERIOR

To the rear, the property benefits from a fully enclosed, low maintenance garden. The property also benefits from a numbered allocated parking space to the rear.

SERVICES

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

A service charge of £98.54 is payable to Lambert Smith Hampton every 6 months for the upkeep and maintenance of unadopted roads, walkways and communal areas.

REFERENCE

27112024/28499285/WRI

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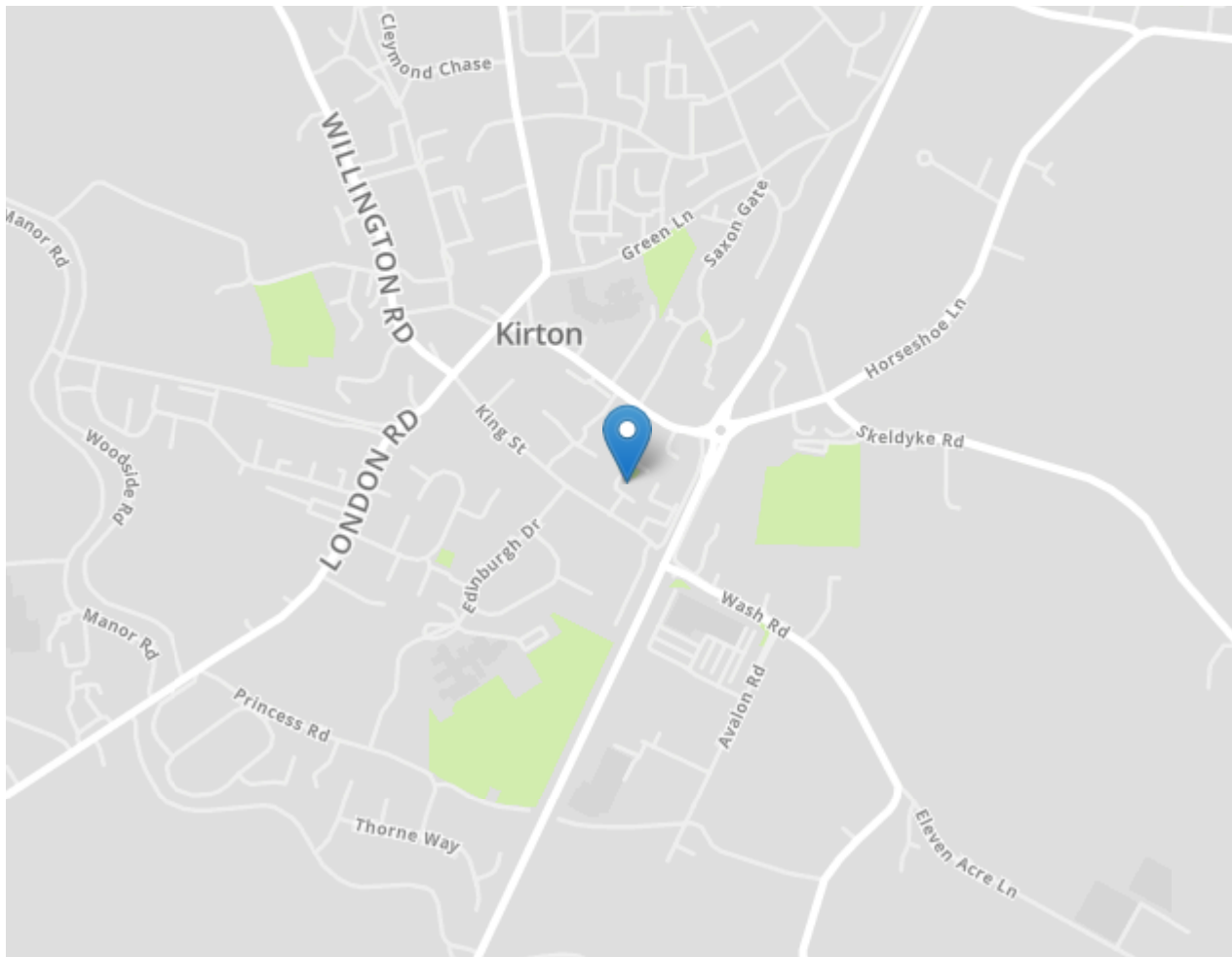
AGENT'S NOTES

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.

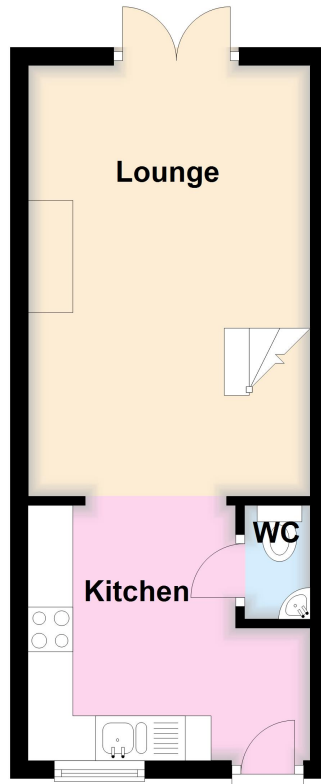
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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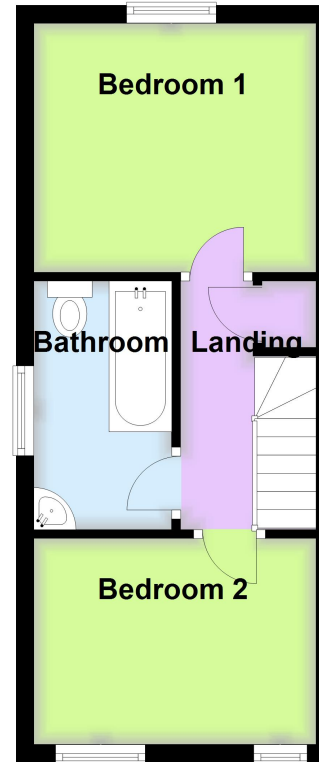
Ground Floor

Approx. 24.4 sq. metres (262.7 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)



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