



SHARMAN
BURGESS
FOR SALE
01205 361181

£349,950

281 Willington Road, Kirton End, Boston, Lincolnshire PE20 1NW

SHARMAN BURGESS

**281 Willington Road, Kirton End, Boston,
Lincolnshire PE20 1NW
£349,950 Freehold**

ACCOMMODATION

RECEPTION HALL

12' 6" x 11' 7" (3.81m x 3.53m) (both maximum measurements)
Having a partially obscured glazed front entrance door with obscure
glazed side panels, Oak flooring, radiator, coved cornice, ceiling
light point, built-in double cloak cupboard with hanging rail and
shelving within, airing cupboard housing the hot water cylinder.

Built circa 2000 to a truly individual design is this one off detached property situated in the village of Kirton End and being offered for sale with NO ONWARD CHAIN. The property benefits from accommodation which comprises three bedrooms, with bedroom three having previously been used as an office. Second floor sun room and lounge. Kitchen diner and living room, utility room, family bathroom and two additional two piece cloakrooms with all accommodation being arranged over three floors. Further benefits include extremely well presented grounds and large double garage with two electric doors. Viewing is highly recommended in order to fully appreciate this individual property.



SHARMAN BURGESS



BEDROOM ONE

12' 4" x 12' 3" (3.76m x 3.73m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling mounted lighting, extensive range of built-in bedroom furniture including bedside cabinets and drawers, dressing tables, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.

BEDROOM TWO

10' 8" (maximum measurement including built-in furniture) x 12' 4" (3.25m x 3.76m)

With window to side aspect, radiator, coved cornice, ceiling light point, fitted bedroom furniture with bedside cabinets and shelving, built-in wardrobes and overhead storage lockers.

BATHROOM

Having a four piece suite comprising a corner bath, wash hand basin with vanity unit, fitted medicine cabinets above and fitted mirror, WC with concealed cistern, walk in shower area with wall mounted mains fed shower and fitted shower screen, extended tiled splashbacks where required, obscure glazed window, obscure glazed window, ceiling light point, radiator.



**SHARMAN
BURGESS** Est 1996

KITCHEN DINER

14' 3" x 11' 7" (4.34m x 3.53m)

Having counter tops, inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, integrated waist height double oven and grill, four ring gas hob with fume extractor above, window to rear aspect, coved cornice, ceiling mounted lighting, radiator, archway through to: -

OPEN PLAN LIVING ROOM

11' 4" (maximum measurement) x 14' 4" (maximum measurement including staircase) (3.45m x 4.37m)

With window to front aspect, radiator, coved cornice, ceiling mounted lighting.

REAR ENTRANCE UTILITY

11' 7" x 7' 8" (3.53m x 2.34m) (both maximum measurements)

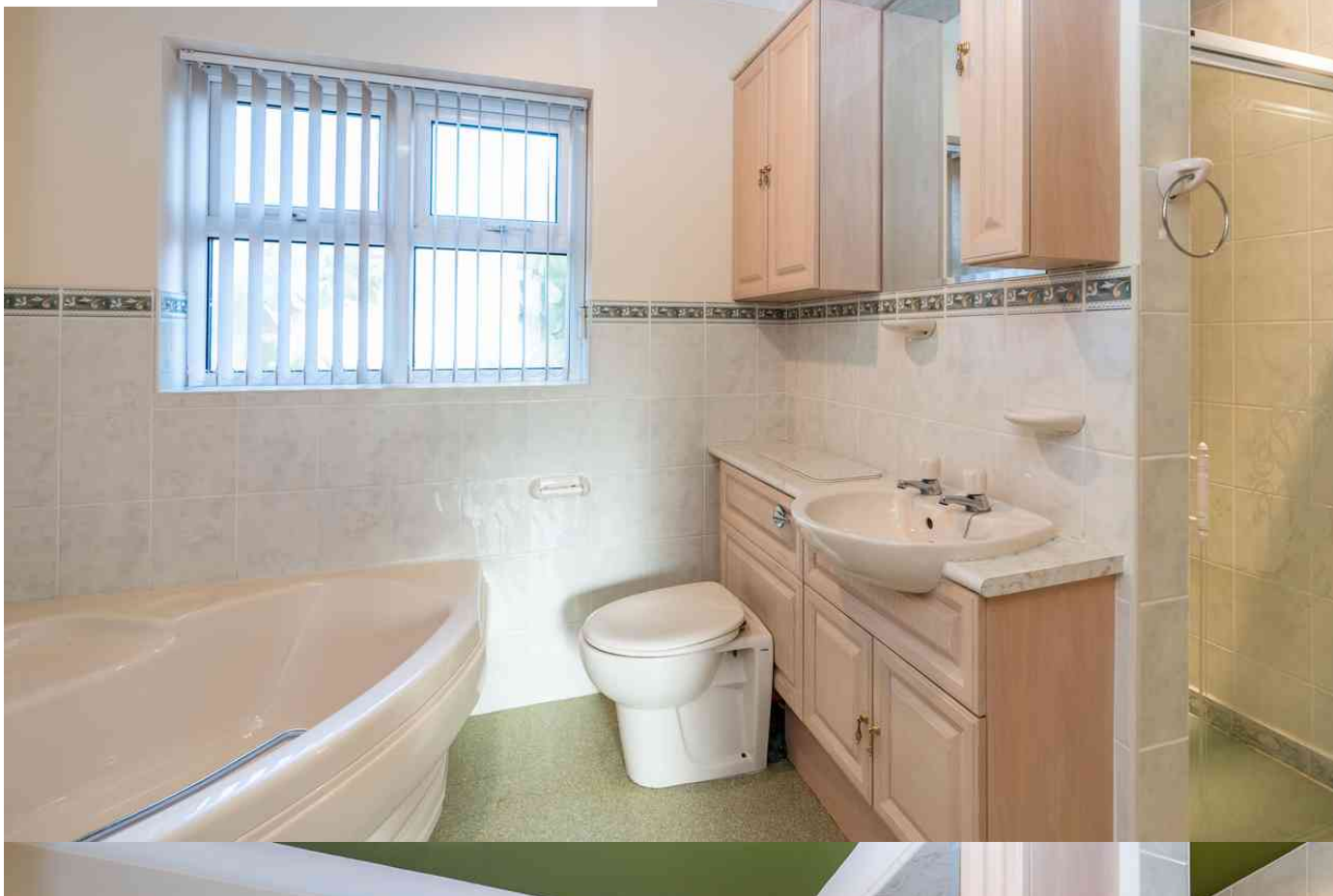
With steps leading down from the kitchen diner. With personnel door leading to the double garage, further obscure glazed entrance door, counter tops with stainless steel sink and drainer with mixer tap, base level storage units, drawer units, plumbing for automatic washing machine, vent for tumble dryer, wall mounted Saunier Duval gas central heating boiler, radiator, coved cornice, ceiling mounted strip light, window to rear aspect.

LOBBY AREA

With radiator, coved cornice, ceiling light point.

WALK-IN CLOAK CUPBOARD

With wall mounted coat hooks, coved cornice, ceiling light point.



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CLOAKROOM

Having a two piece suite comprising a wash hand basin with tiled splashbacks, WC, obscure glazed window, coved cornice, ceiling light point, radiator.

UPPER HALLWAY

With stairs rising from the living room, radiator, coved cornice, two ceiling light points, access to roof space.

LOUNGE

19' 9" x 12' 4" (6.02m x 3.76m) (both maximum measurements)
With dual aspect windows to front and side aspects, two radiators, coved cornice, ceiling mounted lighting, TV aerial point, living flame coal effect gas fireplace with fitted hearth and display surround and mantle with shelving extending to either side of the chimney breast providing space for TV.

SUN ROOM

12' 7" x 11' 7" (3.84m x 3.53m) (both maximum measurements)
With tiled floor, radiator, ceiling and wall mounted lighting, dual aspect windows, sliding patio doors leading to a balcony area with wrought iron railings and spiral staircase leading down to the garden.

BEDROOM THREE/OFFICE

7' 8" x 7' 8" (2.34m x 2.34m)

With window to side aspect, radiator, coved cornice, ceiling light point.

CLOAKROOM

Having a two piece suite comprising a WC, corner wash hand basin with tiled splashback, tiled floor, radiator, coved cornice, ceiling light point.



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EXTERIOR

The property is approached over a dropped kerb leading to a large well presented plot initially having a section of hardstanding providing driveway space and ample off road parking. Steps lead up to the front entrance door and the driveway gives vehicular access to the double garage.

To the right hand side of the property, the gardens are predominantly laid to lawn, with flower and shrub borders. This section of garden gives access to the spiral staircase leading to the second floor sun room.

The smaller low maintenance rear garden benefits from flower and shrub borders and a further vehicular access leading to an additional gravelled hardstanding area. The garden houses a timber shed which is to be included within the sale. The grounds are served by lighting and outside tap and the boundaries are enclosed by a mixture of wall and fencing.

DOUBLE GARAGE

20' 6" x 19' 10" (6.25m x 6.05m)

With two electric up and over doors, wall mounted electric fuse box, served by power, lighting and cold water tap, sliding door to cellar/basement storage level. Door leading through to a: -

WORKSHOP

11' 7" x 7' 5" (3.53m x 2.26m)

With window, power, lighting and water softener.

SERVICES

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

REFERENCE

25318662/20022023/WIL



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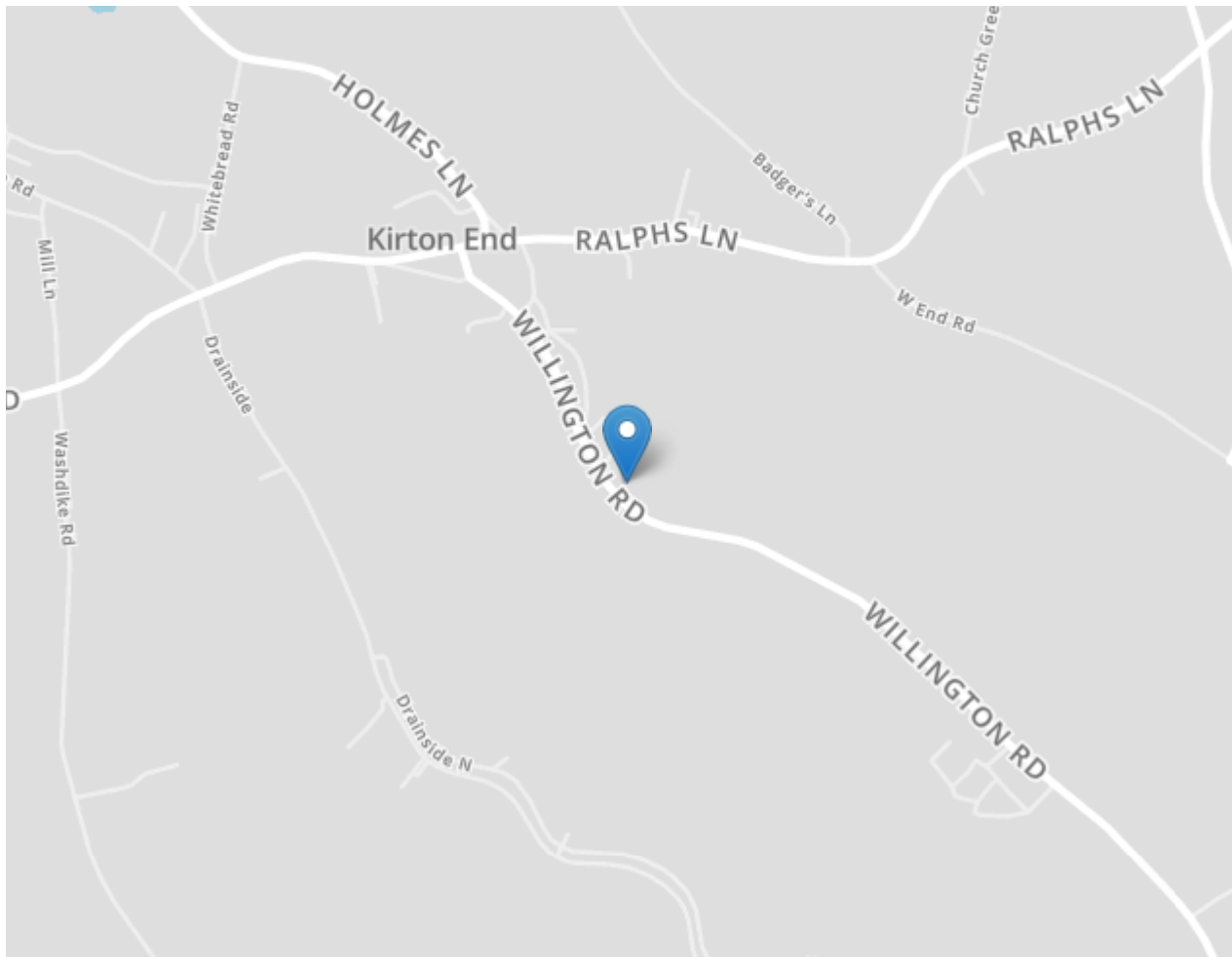
AGENT'S NOTES

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.

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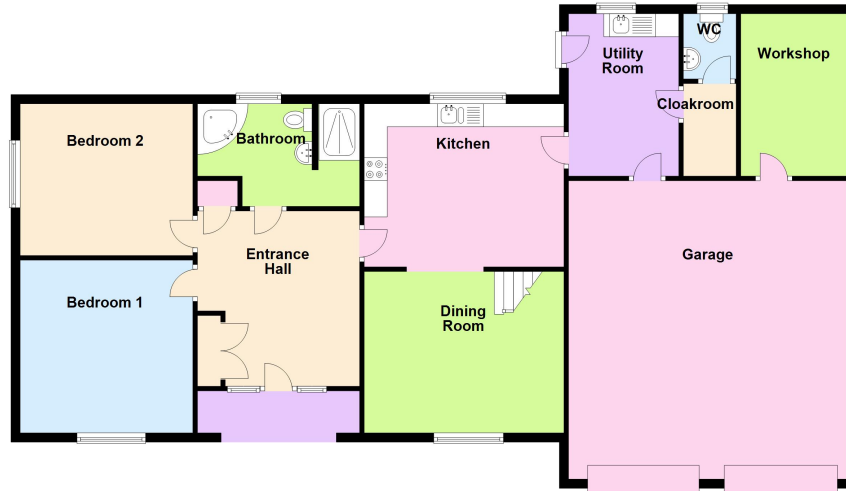
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

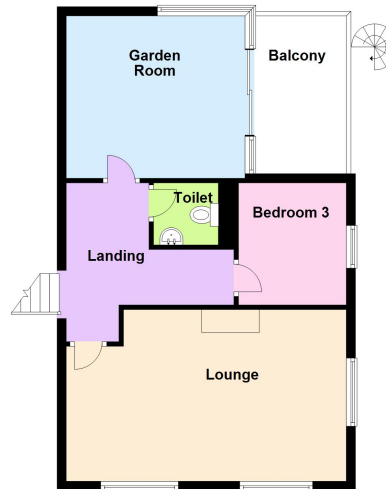


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Ground Floor
Approx. 147.0 sq. metres (1582.8 sq. feet)



First Floor
Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 200.7 sq. metres (2160.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		56	71
England, Scotland & Wales			
		EU Directive 2002/91/EC	