



**£399,950**

19 Meeres Lane, Kirton, Boston, Lincolnshire PE20 1PS

**SHARMAN BURGESS**



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PE20 1PS  
£399,950 Freehold**

#### ACCOMMODATION

##### COVERED STORM PORCH

With uPVC front entrance door leading through to: -

##### ENTRANCE HALL

Having wood laminate flooring, exposed brickwork and ornamental ceiling beams, door to store cupboard, personnel door to garage, further doors to Cloakroom and Kitchen.

##### GROUND FLOOR CLOAKROOM

Having low level WC, hand basin inset to vanity unit with tiled splashbacks, double glazed window to side elevation, radiator.

An extended, detached four bedroomed property with 'In and Out' driveway, integral double garage, further detached garage/workshop and rear garden with field views beyond. Accommodation comprises an entrance hall, kitchen with integrated appliances, utility room, ground floor cloakroom, inner hall, lounge with multi fuel burner opening through to dining room. To the first floor are four double bedrooms, with en-suite to bedroom one and a family bathroom. Further benefits include gas central heating and extensive off road parking.



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### KITCHEN

11' 09" x 11' 10" (3.58m x 3.61m)

Having a fitted kitchen comprising a range of wall and base units including wine rack, areas of work surfaces, inset composite one and a half bowl sink and drainer with mixer tap and plinth recessed spotlights above, integrated Neff double oven and four ring gas hob with extractor hood above, tiled walls, integrated dishwasher, integrated fridge, Karndean flooring, ornamental ceiling beams, door to: -

### INNER HALL

Having stairs rising to first landing, two double glazed windows to front elevation, radiator, ornamental beams, doors to lounge and utility room.

### UTILITY ROOM

7' 9" x 8' 1" (2.36m x 2.46m)

Having base level storage units, work surfaces over with space and plumbing for automatic washing machine beneath, inset composite single bowl sink and drainer with mixer tap, partly tiled walls, ornamental ceiling beams, radiator, double glazed window to front elevation, wall mounted central heating boiler.

### LOUNGE

17' 4" x 13' 11" (5.28m x 4.24m)

Having a feature brick built double sided fireplace with multi fuel burner, double glazed window to rear elevation, double glazed patio doors to rear garden, TV aerial point, radiator, wall light points, ornamental ceiling beams, open plan through to: -



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### DINING ROOM

17' 4" x 9' 8" (5.28m x 2.95m)

Having a vaulted ceiling with ornamental ceiling beams, double glazed dual aspect windows, two radiators ceiling light point.

### FIRST FLOOR LANDING

With stairs rising from Inner Hallway, double glazed window to front elevation, two double glazed windows to side aspect, coved cornice, doors to four bedrooms and bathroom.

### BEDROOM ONE

11' 7" x 11' 9" (3.53m x 3.58m)

Having double glazed window to rear elevation, radiator, coved cornice, fitted wardrobes along one wall, ceiling light point, wall light points, door to: -

### EN-SUITE SHOWER ROOM

Having a double shower cubicle with mermaid board splashbacks, hand basin inset to vanity unit with drawer and base cupboard, fully tiled walls, heated towel rail, double glazed window to front elevation, telephone point, built-in airing cupboard with hot water cylinder and slatted linen shelving within.

### BEDROOM TWO

7' 7" x 20' 9" (2.31m x 6.32m)

Formerly two rooms which were converted to one room. Having two double glazed windows to front elevation, two radiators, coved cornice.

### BEDROOM THREE

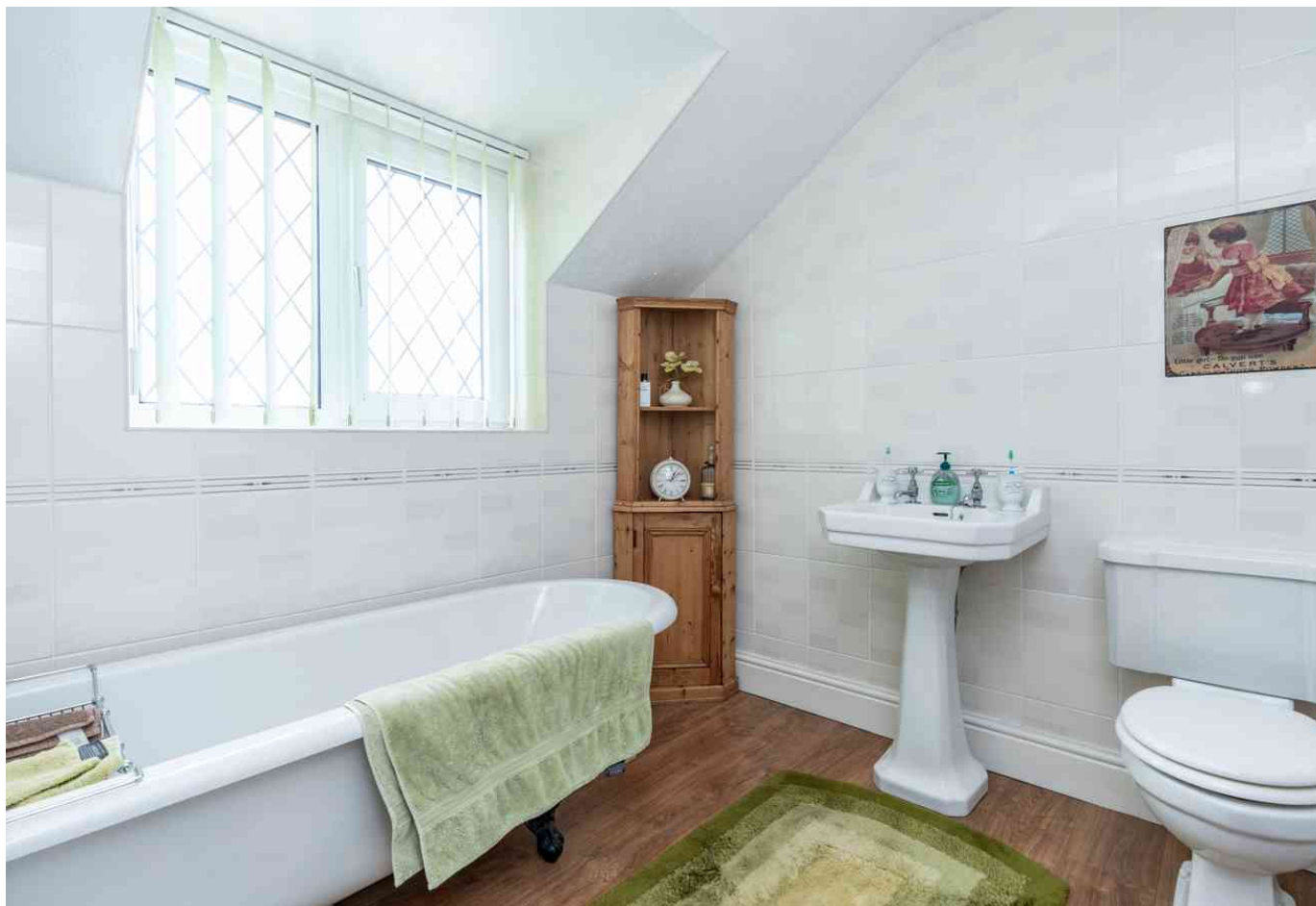
10' 3" x 14' 3" (3.12m x 4.34m)

Having double glazed window to rear elevation, radiator, coved cornice, telephone point.



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#### BEDROOM FOUR

10' 1" x 10' 10" (3.07m x 3.30m)

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

#### BATHROOM

Having a three piece suite comprising a stand alone roll top bath with mixer tap, pedestal hand basin, low level WC. Tiled walls, double glazed window to front aspect, wall mounted heated towel rail.

#### EXTERIOR

To the front, the property benefits from a large 'In and Out' gravelled driveway featuring a brick built shrub border centrepiece. The driveway provides extensive off road parking and continues along the left hand side of the property giving vehicular access to the integral double garage and detached garage/workshop.

#### INTEGRATED DOUBLE GARAGE

14' 11" x 19' 4" (4.55m x 5.89m)

Having two up and over doors to side elevation, double glazed window, served by power and lighting.

#### DETACHED GARAGE/WORKSHOP

23' 6" x 14' 1" (7.16m x 4.29m)

Having electric up and over door, storage to eaves, served by power and lighting, double glazed window to side aspect, uPVC personnel door to side aspect.



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### REAR GARDEN

The rear garden initially comprises a paved patio seating area with brick and timber pergola leading to a shaped lawn with shrub and bush borders extending to a further lawned area with mature trees and raised seating area with raised brick built planters. The garden enjoys field views to the rear.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

21032025/28878947/ATK



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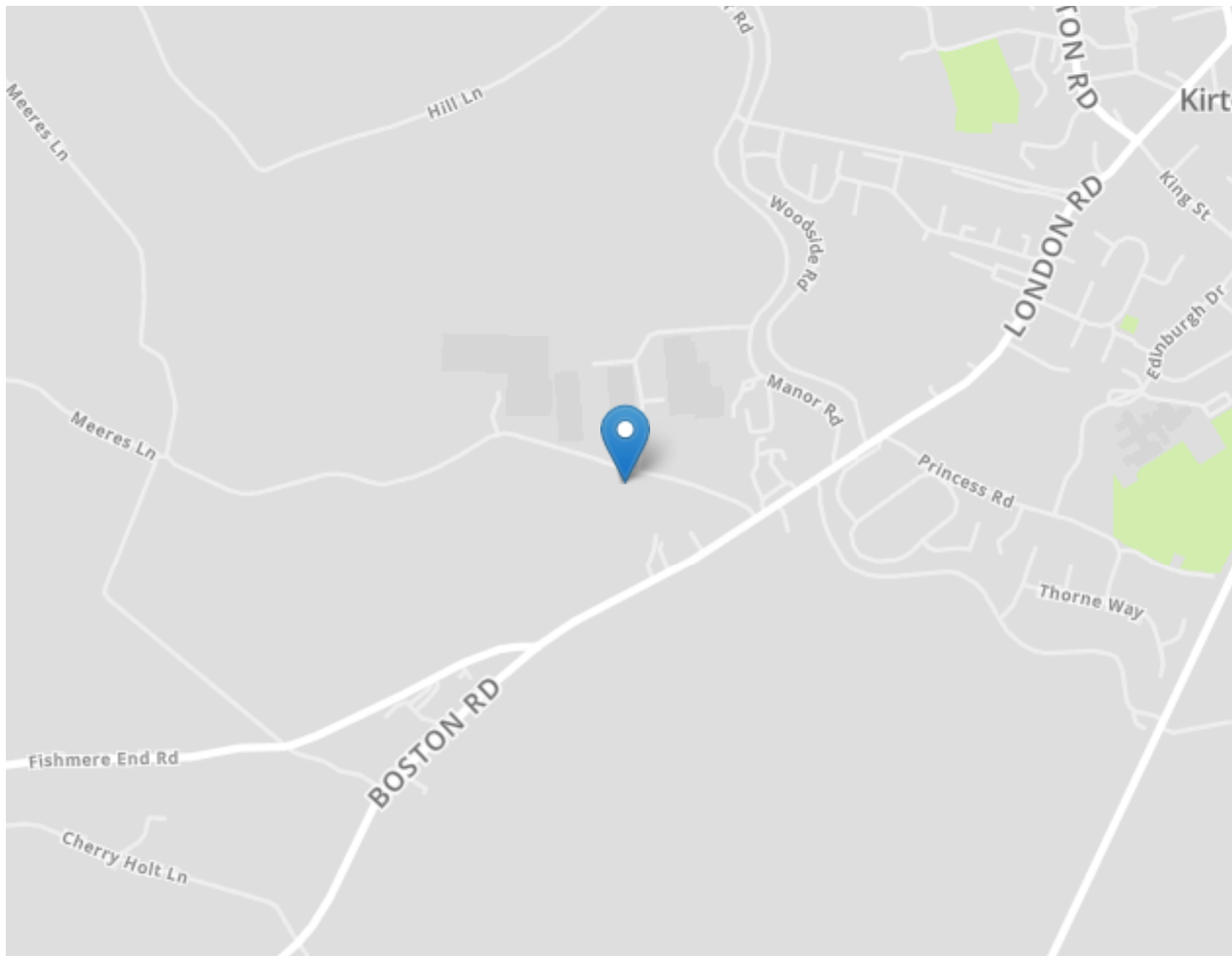
## AGENT'S NOTES

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. 105.8 sq. metres (1139.0 sq. feet)



## First Floor

Approx. 86.6 sq. metres (932.0 sq. feet)



Total area: approx. 192.4 sq. metres (2070.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	