



**£267,500**

2 Priestley Close, Kirton, Boston, Lincolnshire PE20 1HW

**SHARMAN BURGESS**



**2 Priestley Close, Kirton, Boston,  
Lincolnshire PE20 1HW  
£267,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with coloured glass and leaded light detailing with matching side panel, staircase leading off, radiator, coved cornice, ceiling light point, wall mounted door chime, wall mounted central heating thermostat, wood effect laminate flooring, under stairs storage cupboard.

**LOUNGE**

14' 9" (maximum) x 11' 9" (maximum) (4.50m x 3.58m)  
Having window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fitted feature fireplace with display mantle and hearth and log effect electric fire.

An extremely well presented detached home with flexible living accommodation with the rear ground floor section to allowing for annexe accommodation. The Accommodation comprises an entrance hall, lounge, dining room, modern fitted kitchen, utility room and ground floor cloakroom. To the rear ground floor and accessed from the dining room is an office/study leading through to a large living room, ground floor three piece shower room and ground floor bedroom four. To the first floor of the main property are three bedrooms and a four piece family bathroom. Further benefits include driveway and single garage, gas central heating and low maintenance enclosed garden to the rear.



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### DINING ROOM

10' 10" (maximum) x 8' 9" (maximum) (3.30m x 2.67m)

Having wood effect laminate flooring radiator, coved cornice, ceiling light point, double doors through to Study, door to: -

### KITCHEN

10' 9" x 8' 9" (3.28m x 2.67m)

Having a modern, well appointed kitchen comprising 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 fridge, twin integrated ovens with grills, five ring gas hob with illuminated fume extractor above, concealed Worcester combination gas central heating boiler, window to rear aspect, radiator, ceiling recessed lighting, tiled flooring, door to: -

### UTILITY ROOM

8' 2" x 10' 6" (measurement taken into personnel garage door) (2.49m x 3.20m)

Having counter top and sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, tiled flooring, radiator, ceiling light point, dual aspect windows, door to rear garden, wall mounted coat hooks, personnel door to garage.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and push button WC. Tiled flooring, walls tiled to approximately two thirds high, obscure glazed window, ceiling light point, heated towel ..



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### STUDY

8' 8" x 7' 7" (2.64m x 2.31m)

Having window to side aspect, radiator, coved cornice, ceiling light point, counter top with base level storage units and matching eye level wall units, wall mounted electric fuse box, wall mounted door chime, double doors through to: -

### LIVING ROOM

16' 9" (maximum) x 15' 10" (maximum) (5.11m x 4.83m)

Having radiator, coved cornice, ceiling light point, additional ceiling mounted spotlights, electric log effect fireplace, TV aerial point, sliding patio doors leading to the garden, door to: -

### GROUND FLOOR SHOWER ROOM

Being fitted with three piece suite comprising wash hand basin with mixer tap and vanity beneath, WC with concealed cistern, shower cubicle with wall mounted electric shower within and fitted shower screen. Tiled flooring, fully tiled walls, radiator, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail.

### GROUND FLOOR BEDROOM FOUR

15' 10" x 6' 6" (4.83m x 1.98m)

Having window to side aspect, two radiators, coved cornice, ceiling mounted spotlights. In the Agents opinion, this rear ground floor section of the property would make a fantastic self contained annexe.

### FIRST FLOOR LANDING

Having window to side aspect, access to roof space, radiator, coved cornice, ceiling light point.



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### **BEDROOM ONE**

13' 9" (maximum) x 10' 10" (maximum) (4.19m x 3.30m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM TWO**

11' 10" (maximum) x 10' 3" (maximum) (3.61m x 3.12m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM THREE**

9' 8" (maximum) x 6' 10" (maximum) (2.95m x 2.08m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

### **FAMILY BATHROOM**

Being fitted with a four piece suite comprising shower cubicle with wall mounted Aqualisa electric shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap. Extended tiled splashbacks, wall mounted medicine cabinet, obscure glazed window to rear aspect, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail, tiled flooring.

### **EXTERIOR**

The property is approached over a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to the garage. There is a low level wall to the front driveway.



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### **GARAGE**

15' 11" x 8' 1" (4.85m x 2.46m)

Having up and over door, served by power and lighting, housing the wall mounted gas meter and wall mounted electric fuse box.

To the rear, the property benefits from a low maintenance garden which is partly paved in Indian Sandstone and provides entertaining space and seating area. The garden is fully enclosed by a mixture of wall and fencing and is served by external tap and lighting.

### **SERVICES**

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

### **REFERENCE**

27022024/25623544/FLO



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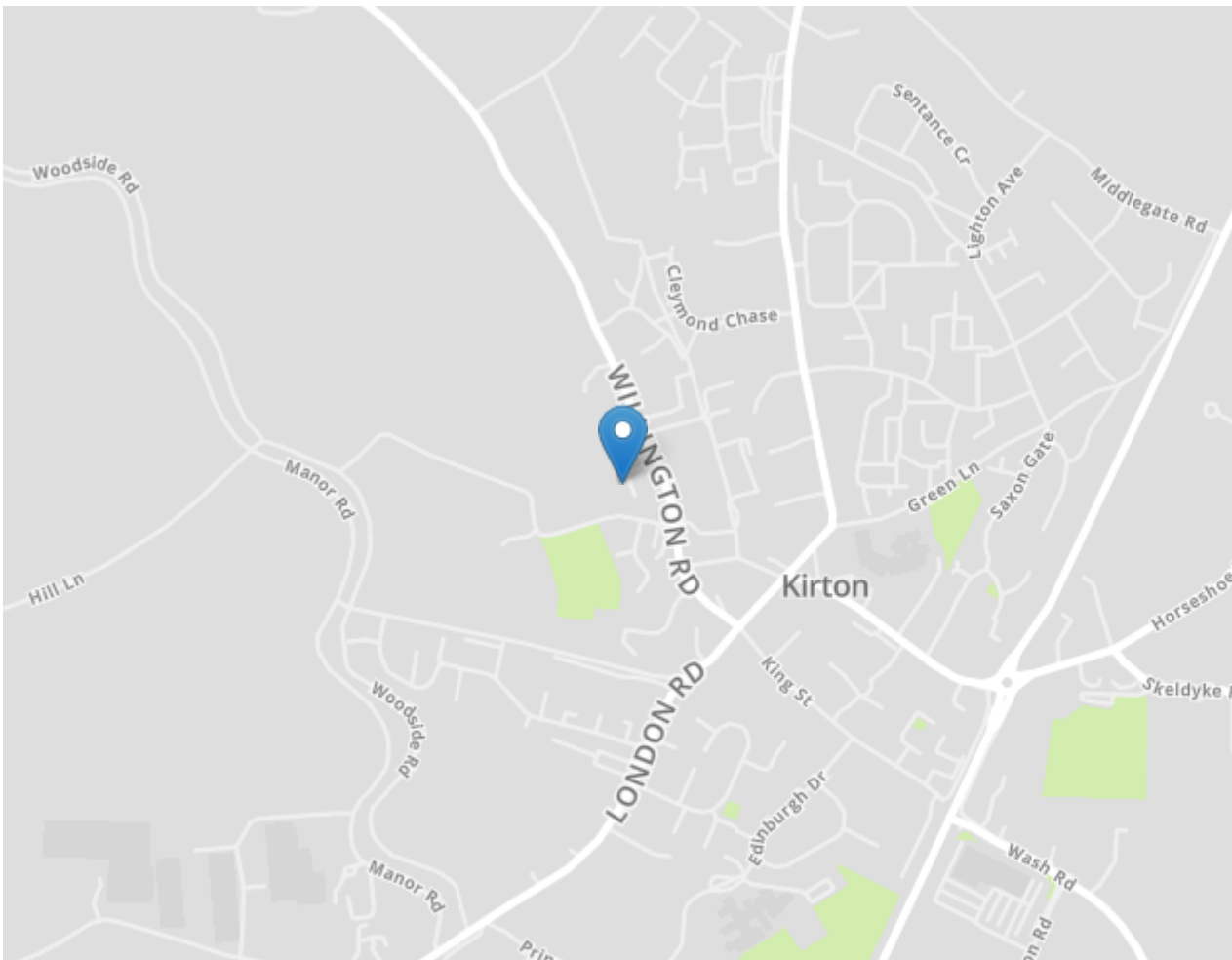
## AGENT'S NOTES

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.

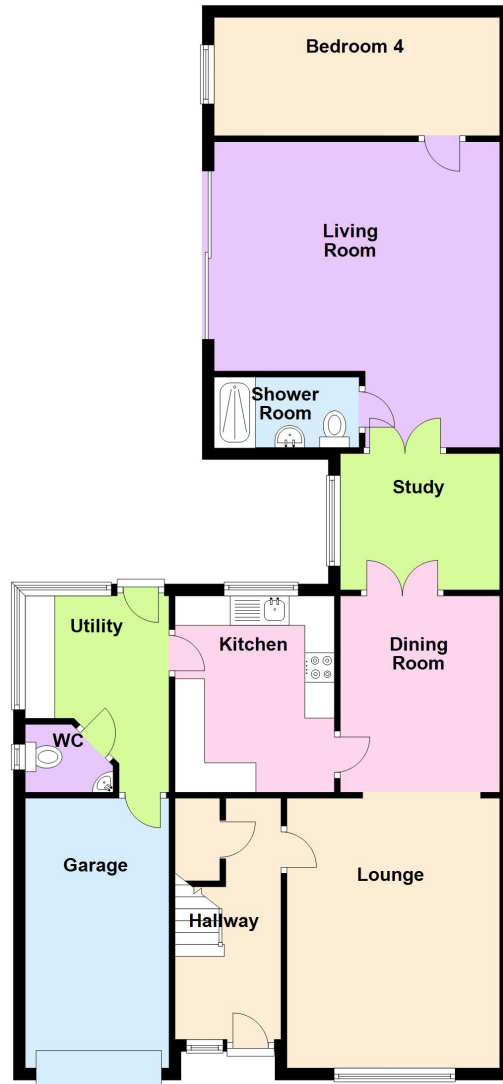
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



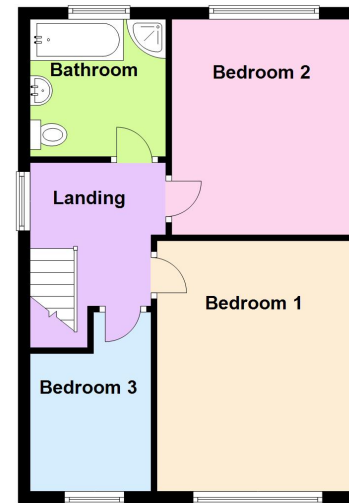
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 105.4 sq. metres (1134.4 sq. feet)



**First Floor**  
Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 149.4 sq. metres (1608.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	74
(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	