



£299,950

338 Willington Road, Kirton End, Boston, Lincolnshire PE20 1NU

SHARMAN BURGESS

**338 Willington Road, Kirton End, Boston,
Lincolnshire PE20 1NU
£299,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed entrance door with obscure glazed side panels, staircase rising to first floor landing, radiator, coved cornice, ceiling light point, under stairs storage cupboard.

LOUNGE

14'9" x 11'5" (4.50m x 3.48m) (both maximum measurements)
Having window to front aspect, radiator, coved cornice, two ceiling light points, wall light point, TV aerial point, living flame coal effect gas fireplace with display mantle, sliding doors to: -

A large detached property situated on a 'No Through' road with south facing rear garden. The accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, garden room, ground floor shower room, four good sized bedrooms arranged off a first floor landing as well as a family bathroom. Further benefits include a block paved driveway, double garage, gas central heating and uPVC double glazing.



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DINING ROOM

11' 2" x 8' 7" (3.40m x 2.62m)

Also accessed from the kitchen. Having window to side aspect, radiator, coved cornice, ceiling light point, French doors leading through to: -

GARDEN ROOM

17' 10" x 9' 3" (5.44m x 2.82m)

Having two sets of French doors leading to the rear garden, coved cornice, ceiling light point, additional wall light points, radiator, living flame coal effect gas fireplace with fitted hearth and display surround.

BREAKFAST KITCHEN

16' 9" x 11' 3" (5.11m x 3.43m) (both maximum measurements)

Having roll edge work surfaces, tiled splashbacks, 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 with glazed display cabinets. Integrated dishwasher, four ring electric hob with fume extractor, integrated waist height double oven and grill, space for twin height fridge freezer, tiled floor, dual aspect windows, coved cornice, two sets of ceiling light points, radiator, personnel door to double garage.

REAR ENTRANCE LOBBY

Having tiled floor, coved cornice, ceiling light point, glazed door leading to the exterior, built-in storage cupboard with shelving within.

GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted mains fed shower and fitted shower screen, WC, pedestal wash hand basin with mixer tap, wall mounted electric heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.

FIRST FLOOR LANDING

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

**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

15' 9" x 13' 4" (4.80m x 4.06m) (both maximum measurements)

Having dual aspect windows to the front and rear of the property, two radiators, coved cornice, ceiling light point, range of built-in bedroom furniture to one wall comprising wardrobes with hanging rails within and overhead storage lockers.

BEDROOM TWO

13' 4" x 10' 10" (4.06m x 3.30m) (both maximum measurements)

Having window to front aspect, coved cornice, ceiling light point, access to roof space, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.

BEDROOM THREE

12' 9" x 11' 0" (3.89m x 3.35m) (both maximum measurements)

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

BEDROOM FOUR

8' 6" x 8' 4" (2.59m x 2.54m) (both maximum measurements)

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

FAMILY BATHROOM

Having a three piece suite comprising wash hand basin with vanity unit, WC with concealed cistern, panelled bath, mixer tap, obscure glazed window to rear aspect, ceiling recessed lighting, heated towel rail incorporating radiator, airing cupboard housing the hot water cylinder and slatted linen shelving.

EXTERIOR

To the front, the property benefits from a block paved driveway providing ample off road parking and hardstanding. There is a grassed area to the immediate front of the property, with fencing to the front boundary. The driveway also gives vehicular access to the double garage.

The rear garden benefits from a pleasant approximate south facing aspect and comprises block paved seating areas, central lawned area with flower and shrub borders and a timber summerhouse to the rear left hand corner which is to be included within the sale. The garden is fully enclosed by fencing.

DOUBLE GARAGE

16' 0" x 15' 2" (4.88m x 4.62m) (both maximum measurements)

Having electric up and over doors, obscure glazed window to side aspect, ceiling mounted strip light, worksurface with plumbing for automatic washing machine and space for condensing dryer beneath, wall mounted Worcester gas central heating boiler.

SERVICES

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

REFERENCE

26138840/18052023/DOW



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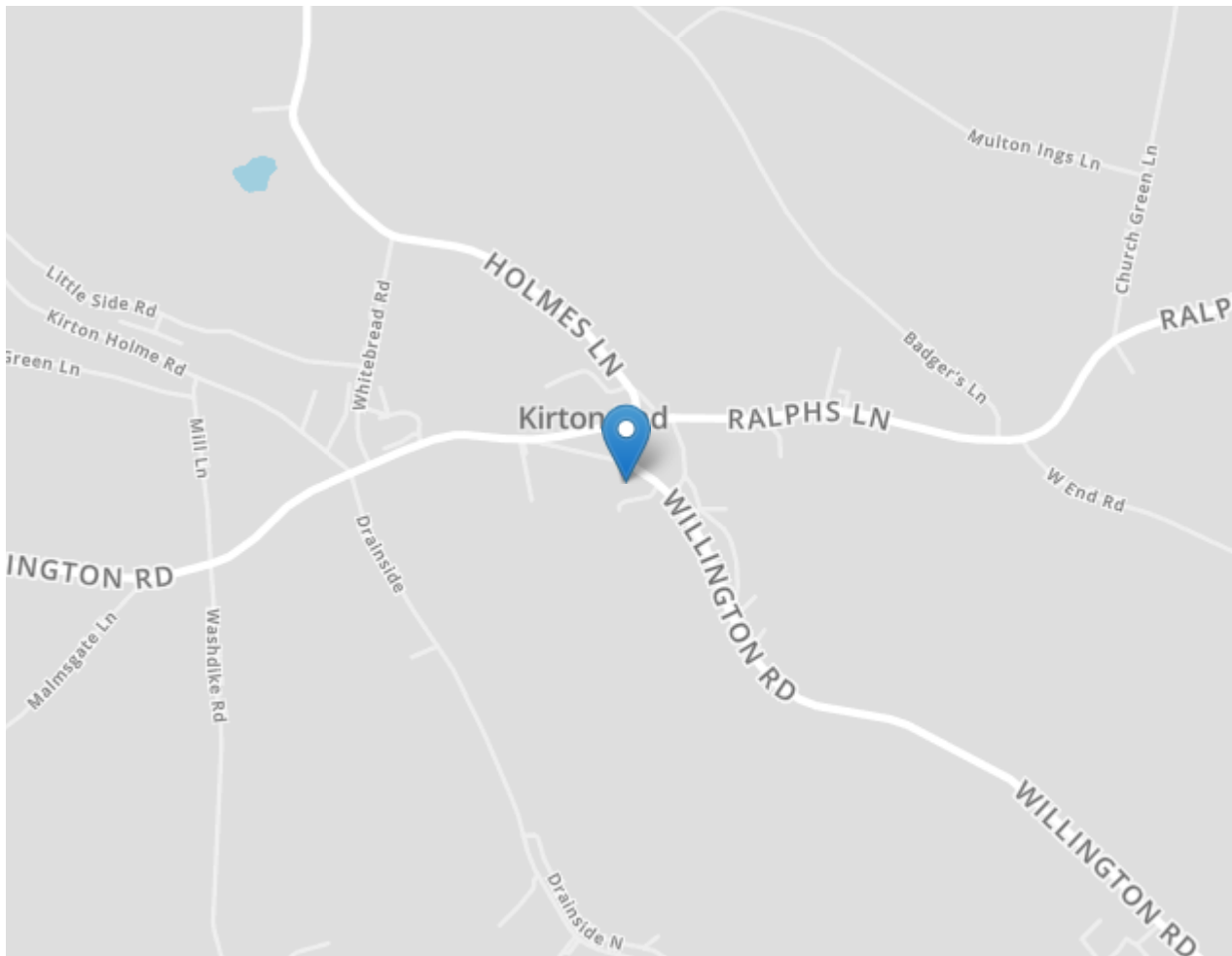
AGENT'S NOTES

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.

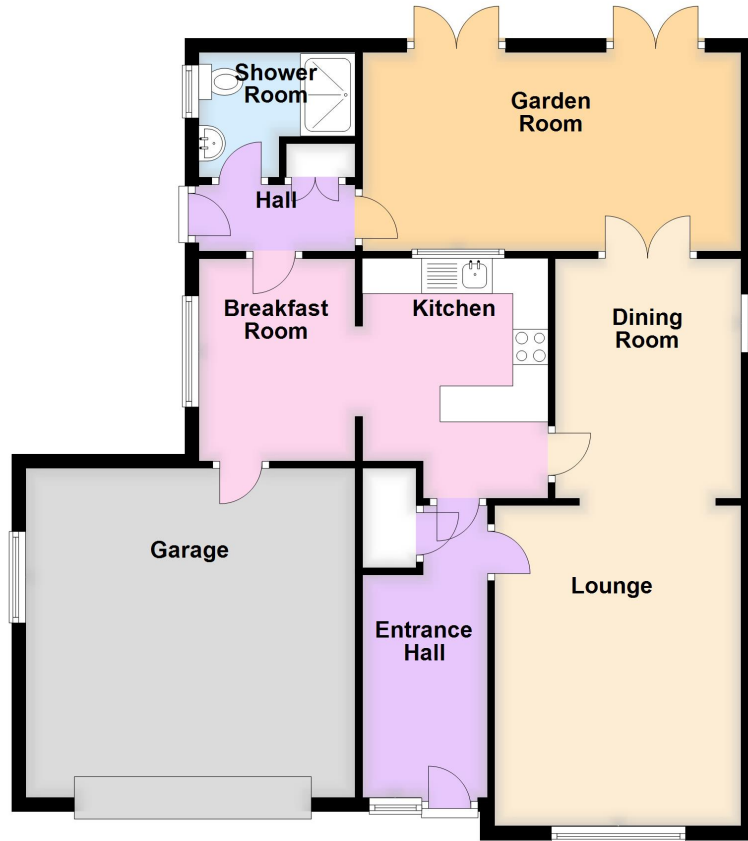
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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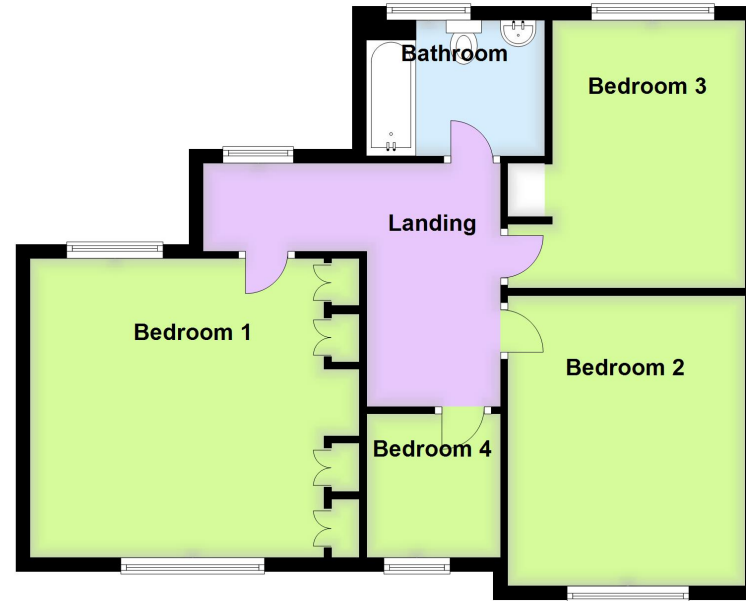
Ground Floor

Approx. 94.0 sq. metres (1012.2 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



Total area: approx. 159.6 sq. metres (1717.6 sq. feet)



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