



**£325,000**

12 Holmes Road, Kirton Holme, Boston, Lincolnshire PE20 1SP

**SHARMAN BURGESS**

**12 Holmes Road, Kirton Holme, Boston,  
Lincolnshire PE20 1SP  
£325,000 Freehold**

**ACCOMMODATION**

**FRONT ENTRANCE LOBBY**

With uPVC double glazed front entrance door, wall light, uPVC double glazed door leading to: -

**ENTRANCE HALL**

With radiator, smoke alarm, staircase leading off.

**LOUNGE**

14' 9" x 11' 10" (maximum measurement) (4.50m x 3.61m)  
Having TV/satellite/telephone points, radiator.

Occupying a sizeable established plot in a popular non-estate village location is this good sized detached 4/5 bedroomed family house. Gas centrally heated accommodation comprises entrance hall, lounge, refitted open plan kitchen diner, ground floor bedroom 5/office with en-suite shower room, ground floor cloakroom, refitted family bathroom with separate shower. uPVC double glazed windows and doors. Ample parking for numerous vehicles. Large fully enclosed rear garden.



**SHARMAN BURGESS**



#### **DINING KITCHEN**

24' 6" x 12' 11" (7.47m x 3.94m) narrowing to 9' 11" (3.02m) in dining area  
Having been refitted with an excellent range of units comprising work surfaces with inset stainless steel sink unit, base cupboards and drawers complimented by matching wall mounted cupboards, range of Beko integrated appliances comprising electric ceramic hob with fume extractor above, combination microwave and fan assisted oven set in housing unit, automatic washing machine, tumble dryer and dishwasher all with concealing door fronts. Fitted cupboard housing for American style fridge, electric kick space heater, uPVC double glazed sliding patio doors to rear garden.

#### **REAR ENTRANCE LOBBY**

With uPVC double glazed rear entrance door.

#### **CLOAKROOM**

Having fully tiled walls and being fitted with a white suite comprising dual flush WC, hand basin with storage cupboards beneath, Worcester wall mounted gas central heating boiler, tiled floor, carbon monoxide alarm, chrome heated towel rail.

#### **BEDROOM FIVE/OFFICE/SITTING ROOM**

13' 5" x 9' 4" (maximum) (4.09m x 2.84m)

Having built-in wardrobe, recessed spotlighting to ceiling, radiator, TV aerial point.

#### **EN-SUITE SHOWER ROOM**

6' 1" x 4' 2" (1.85m x 1.27m)

Being fitted with a white suite comprising full width shower cubicle with built-in mixer shower having both rain shower head and hose fitments, built-in furniture incorporating hand basin and enclosed dual flush WC, recessed spot lighting to ceiling, extractor fan, chrome heated towel rail.

#### **STAIRS & GALLERIED FIRST FLOOR LANDING**

Having radiator, access to roof space with foldaway ladder, smoke alarm.



**SHARMAN  
BURGESS** Est 1996

#### **BEDROOM ONE (FRONT)**

11' 4" x 10' 4" (excluding built-in wardrobes) (3.45m x 3.15m)

Featuring a range of built-in slide robes fitted to one wall, radiator, TV aerial point.

#### **BEDROOM TWO (FRONT)**

11' 5" x 10' 2" (3.48m x 3.10m)

Having radiator, TV aerial point.

#### **BEDROOM THREE (REAR)**

12' 1" x 11' 11" (3.68m x 3.63m)

Having radiator, TV aerial point.

#### **BEDROOM FOUR (REAR)**

9' 1" x 7' 8" (minimum measurement excluding door recess) (2.77m x 2.34m)

Having radiator, TV aerial point.

#### **BATHROOM**

9' 1" x 5' 6" (including shower) (2.77m x 1.68m)

Having been refitted with a white suite featuring fully tiled walls and floor and comprising corner bath, large walk-in shower with built-in mixer shower together with both rain shower head and hose fittings, vanity unit incorporating hand basin, dual flush WC, heated towel rail, extractor fan.

#### **EXTERIOR**

The property is approached over a gravelled driveway which expands to provide ample parking for numerous vehicles, served by exterior lighting and power. The garden is laid to lawn, complimented by a paved area immediately to the front of the house.

A side path and gate provide access to a large, fully enclosed rear garden initially comprising a full width paved patio served by exterior lighting and power points in addition to a cold water tap. Beyond is a raised lawn in addition to further paved and gravelled areas incorporating established fruit trees.

#### **COVERED PAVED ENTERTAINING AREA**

#### **TIMBER & FELT GARDEN SHED**

#### **LEAN-TO STORE SHED**

#### **SERVICES**

Mains water, electricity, gas and drainage are connected to the property. There is a gas central heating system installed and controlled by TADO with Wifi controlled thermostatic valves to radiators. The property is fitted with uPVC double glazed windows and doors together with PVC soffits and fascias. A security alarm is also installed together with a number of security cameras. The property also benefits from wired internet (LAN ports) in all living areas including kitchen, lounge, office/sitting room and all bedrooms.

#### **REFERENCE**

23022024/27340654/HOW



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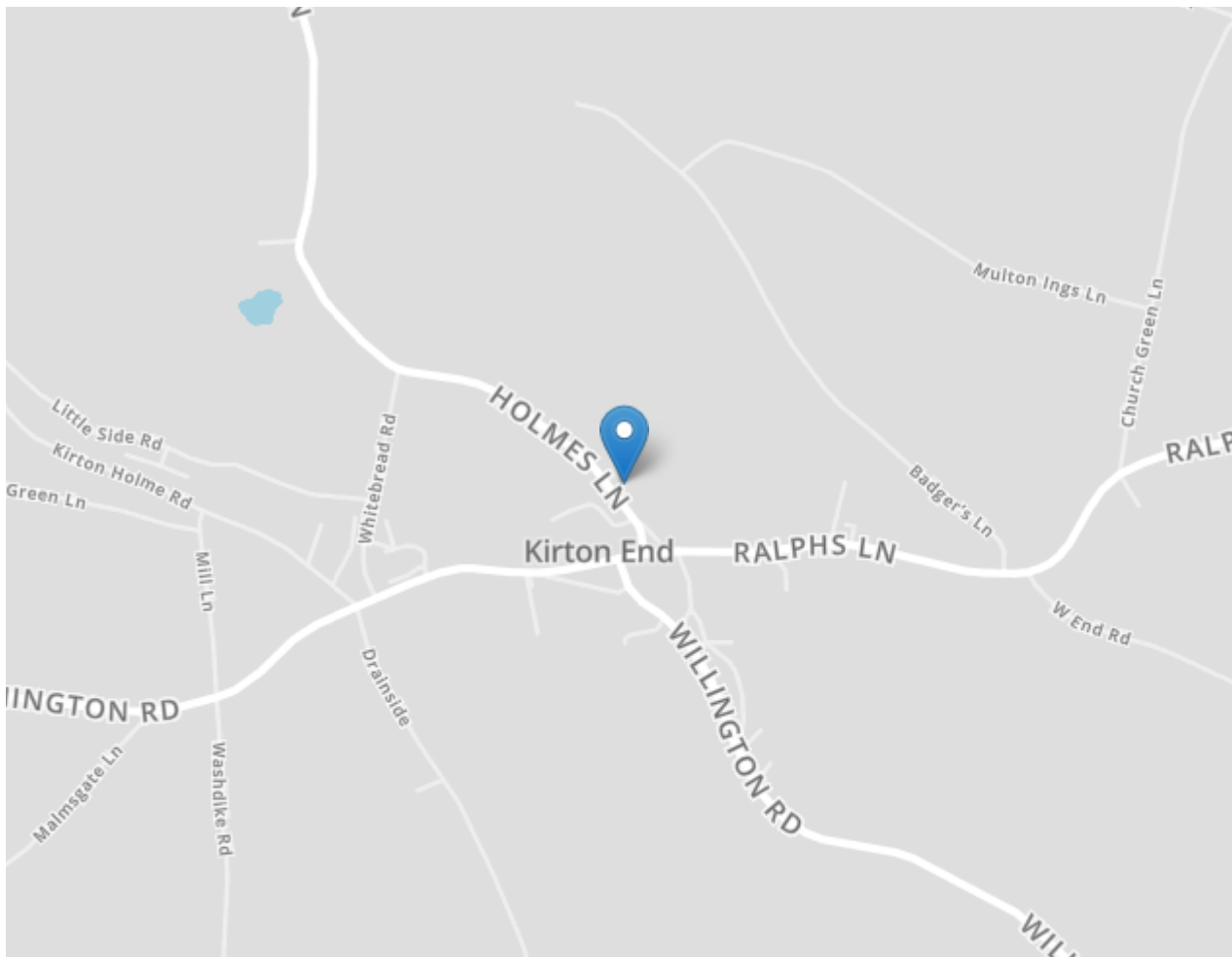
## AGENT'S NOTES

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.

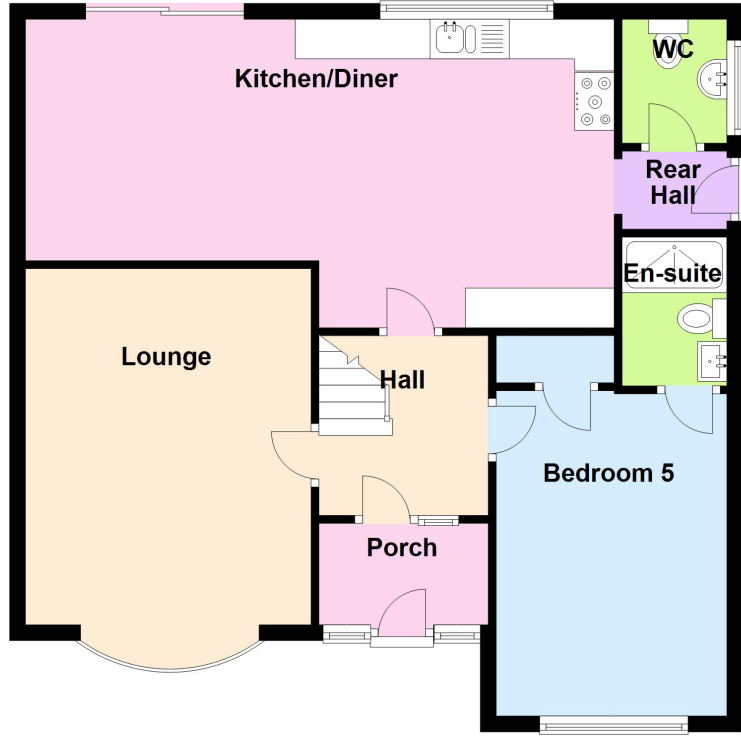
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

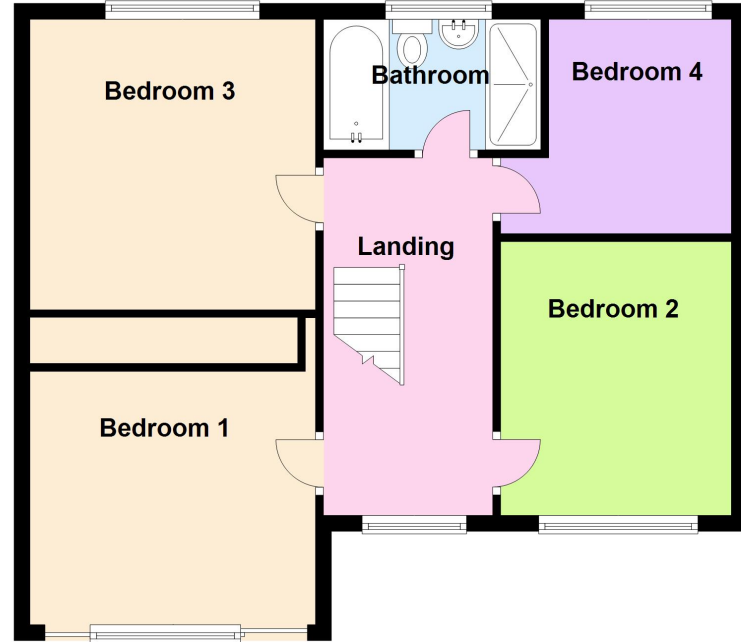
### Ground Floor

Approx. 71.4 sq. metres (768.1 sq. feet)



### First Floor

Approx. 60.4 sq. metres (650.7 sq. feet)



Total area: approx. 131.8 sq. metres (1418.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	