



£199,950

The Nook, 45 Boston Road, Kirton, Boston, Lincolnshire PE20 1ES

SHARMAN BURGESS

**The Nook, 45 Boston Road, Kirton, Boston,
Lincolnshire PE20 1ES
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially glazed front entrance door, staircase leading off, ceiling light point, central heating thermostat.

KITCHEN

13' 4" x 10' 3" (4.06m x 3.12m)

With roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, range of base units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for fridge or freezer, electric cooker point, electric and gas hob, Xpelair extractor fan, dual aspect windows, radiator, ceiling light point.

A link detached house in need of modernisation, being offered for sale with NO ONWARD CHAIN. The accommodation offers generous sized rooms comprising entrance hall, lounge, separate sitting room, kitchen, ground floor cloakroom, three bedrooms arranged off a first floor landing and a four piece family bathroom. Further benefits include gas central heating, uPVC double glazing, gardens to the front, side and rear and a single garage. The property offers great scope and potential for improvement.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with tiled splashback, obscure glazed window to rear aspect, ceiling light point.

SITTING ROOM

15' 6" (maximum including chimney breast) x 10' 5" (maximum) (4.72m x 3.17m)

With window to front aspect, radiator, coved cornice, ceiling light point, feature open fireplace with decorative tiled inset and hearth and display mantle.

LOUNGE

16' 0" x 15' 5" (including chimney breast) (4.88m x 4.70m)

With French doors to the rear aspects, two windows to rear aspect, radiator, wall mounted lighting, under stairs storage cupboard.

FIRST FLOOR LANDING

With access to roof space, ceiling light point, radiator.

BEDROOM ONE

13' 7" (maximum) x 13' 3" (maximum) (4.14m x 4.04m)

With window to front aspect, radiator, ceiling light point.

BEDROOM TWO

15' 6" (maximum including chimney breast) x 10' 5" (4.72m x 3.17m)

With window to front aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

7' 5" (maximum) x 12' 5" (maximum) (2.26m x 3.78m)

With window to rear aspect, radiator, ceiling light point, ornamental fireplace.

FAMILY BATHROOM

13' 2" (maximum) x 7' 8" (maximum) (4.01m x 2.34m)

Being fitted with a four piece suite comprising WC, bath with mixer tap and hand held shower attachment, pedestal wash hand basin, shower cubicle with wall mounted electric shower within, obscure glazed window to rear aspect, radiator, ceiling light point, wall mounted Worcester gas central heating boiler, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property is approached over a dropped kerb leading to a driveway which provides off road parking. The property sits on a plot with gardens to the front, side and rear with a mixture of fencing and hedging to the boundaries.

SINGLE GARAGE

Of concrete sectional construction. With double doors and personnel door.

SIDE GARDEN

With flower and shrub borders.

REAR GARDEN

Comprising a concrete hardstanding area with flower and shrub borders. Served by outside tap and lighting.

SERVICES

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

REFERENCE

25062024/25031832/DAV



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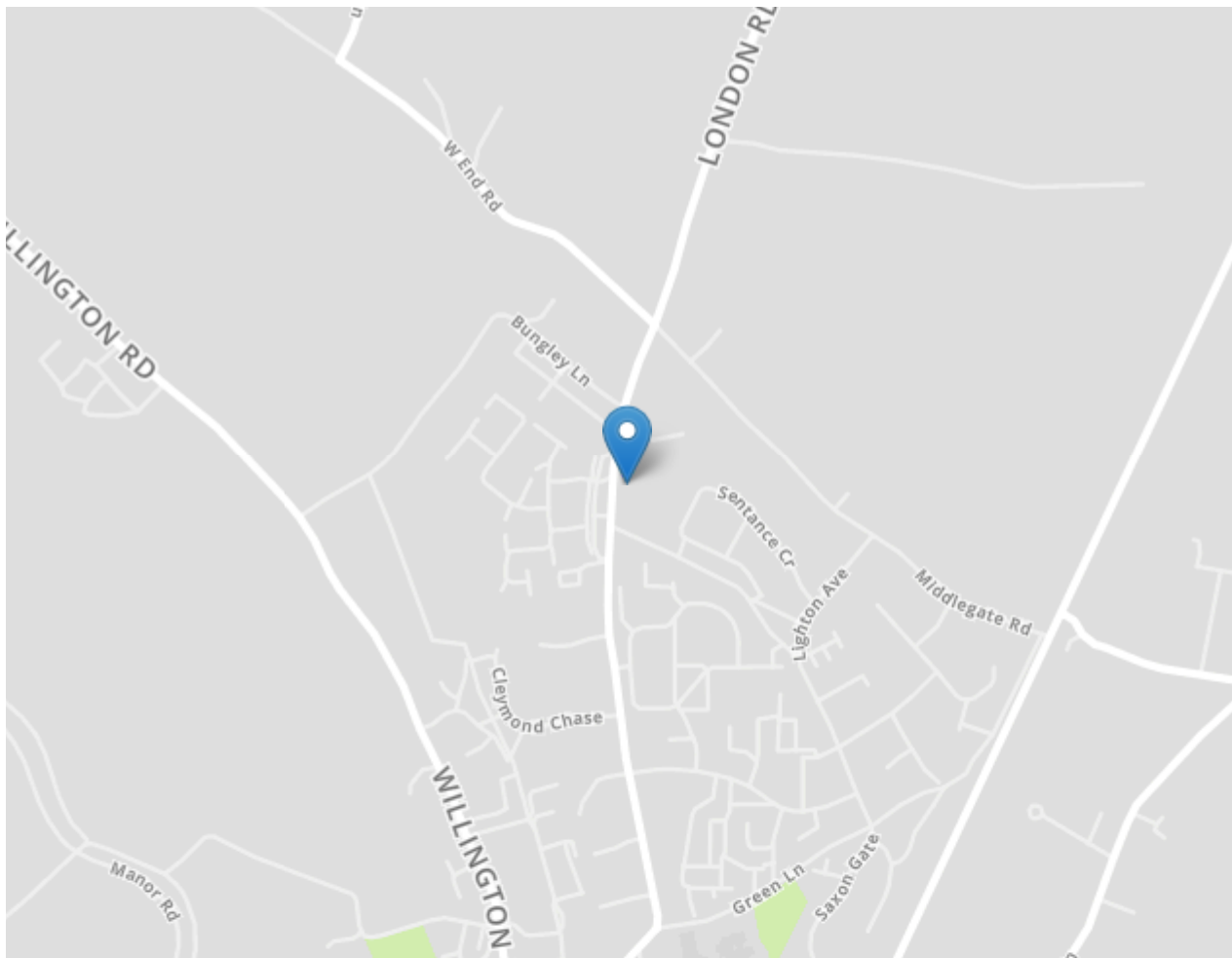
AGENT'S NOTES

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.

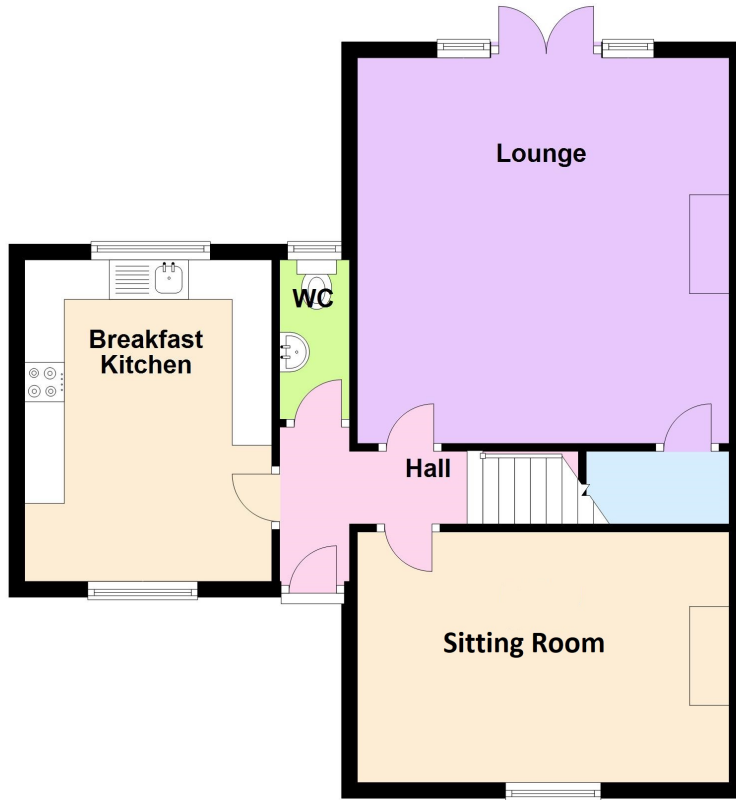
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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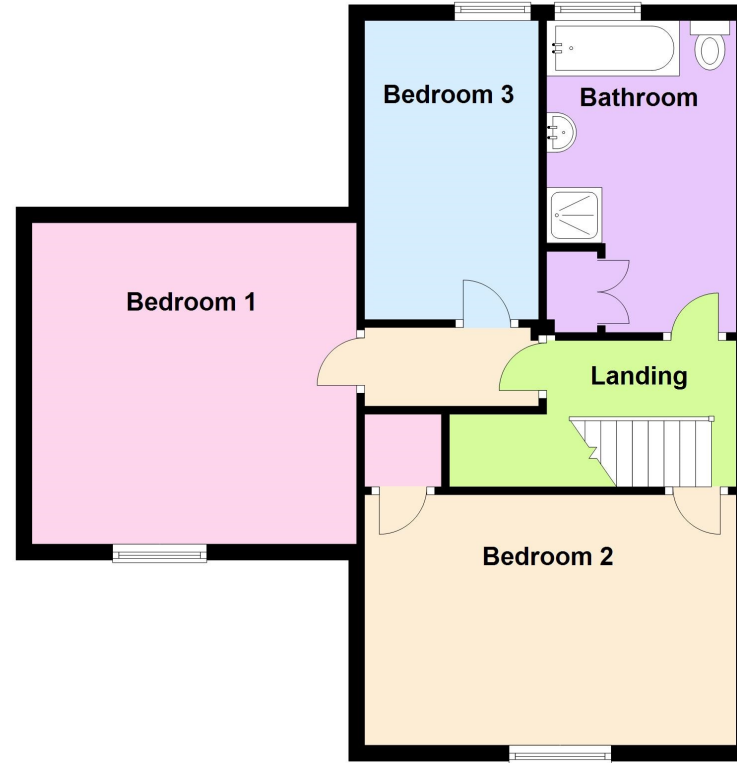
Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



First Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 120.3 sq. metres (1295.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	