



£192,000

32 Sentance Crescent, Kirton, Boston, Lincolnshire PE20 1XF

SHARMAN BURGESS

**32 Sentance Crescent, Kirton, Boston,
Lincolnshire PE20 1XF
£192,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, coved cornice, ceiling light point, access to loft space, wall mounted digital central heating timer.

LOUNGE

14' 8" (maximum) x 10' 9" (maximum) (4.47m x 3.28m)

Currently used as a bedroom. Having window to front elevation, radiator, coved cornice, ceiling light point.

A detached bungalow situated in the highly popular and well served village of Kirton. Accommodation comprises an entrance hall, lounge, kitchen, conservatory, two double bedrooms and a shower room. Further benefits include uPVC double glazing, gas central heating, single garage and enclosed rear garden.



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KITCHEN

10' 1" x 11' 2" (3.07m x 3.40m)

Having counter tops with inset stainless steel sink and drainer, base level storage units, fitted larder style unit, space for electric cooker, plumbing for automatic washing machine, space for twin height fridge freezer, radiator, coved cornice, ceiling mounted strip light, window to side elevation, door through to: -

CONSERVATORY

9' 4" x 7' 8" (2.84m x 2.34m)

Of uPVC double glazed construction with polycarbonate roof. Having tiled floor, French doors leading to the garden, wall mounted lighting, radiator, power point.

BEDROOM ONE

11' 10" x 11' 2" (3.61m x 3.40m)

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

BEDROOM TWO

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

Currently used as a lounge. Having window to rear elevation, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, tiled floor, fully tiled walls, ceiling light point, obscure glazed window to side elevation, heated towel rail, built-in boiler cupboard housing the Worcester gas combination central heating boiler.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking as well as vehicular access to the garage. There is a lawned garden to the front of the property.

SINGLE GARAGE

16' 7" x 8' 7" (5.05m x 2.62m)

Having up and over door, personnel door to rear, power and lighting, fibreglass roof.

REAR GARDEN

Being initially laid to a paved seating area, leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is enclosed by fencing and served by outside tap. Side gated access leads back to the front of the bungalow.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

21112025/29734009/BAT



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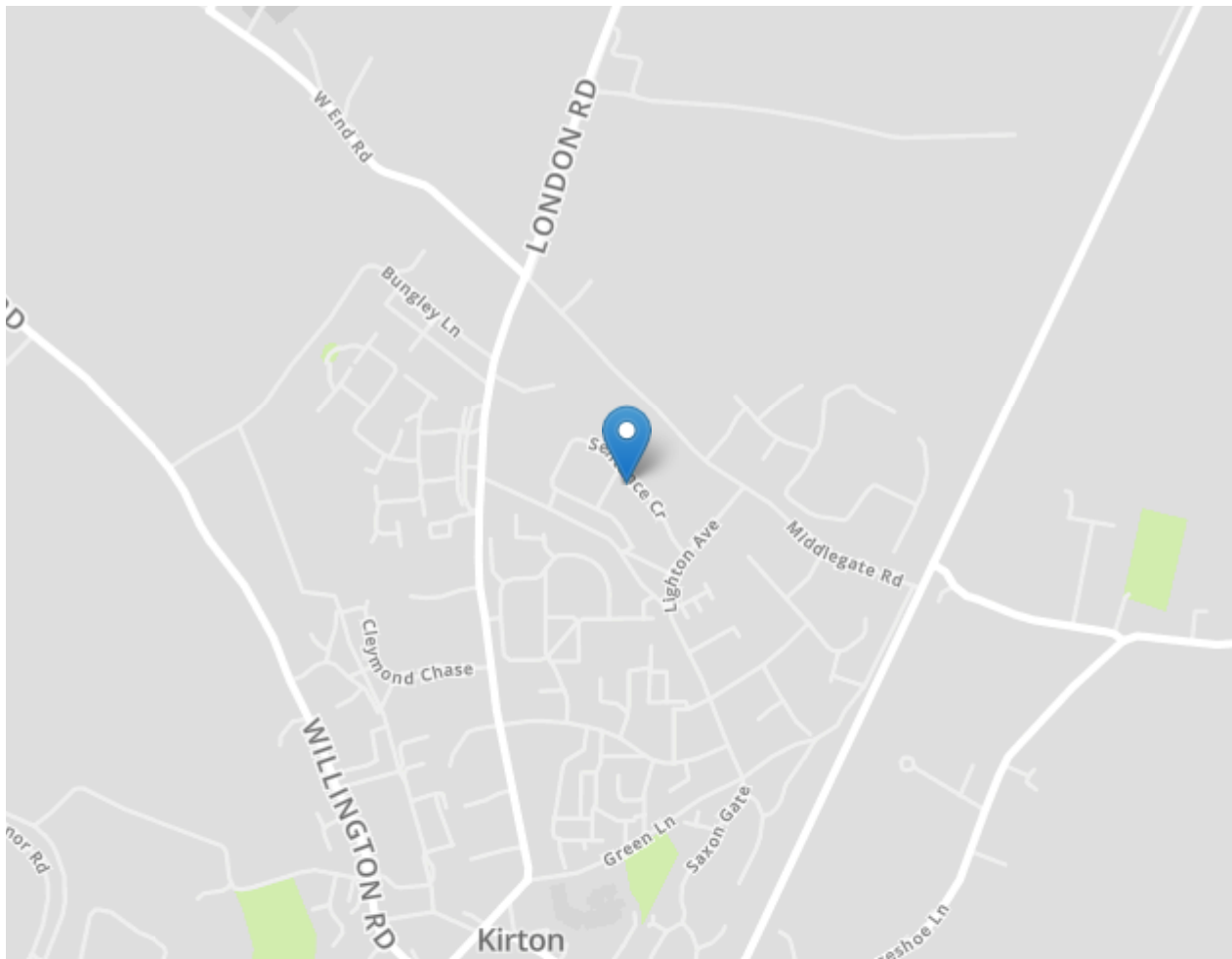
AGENT'S NOTES

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.

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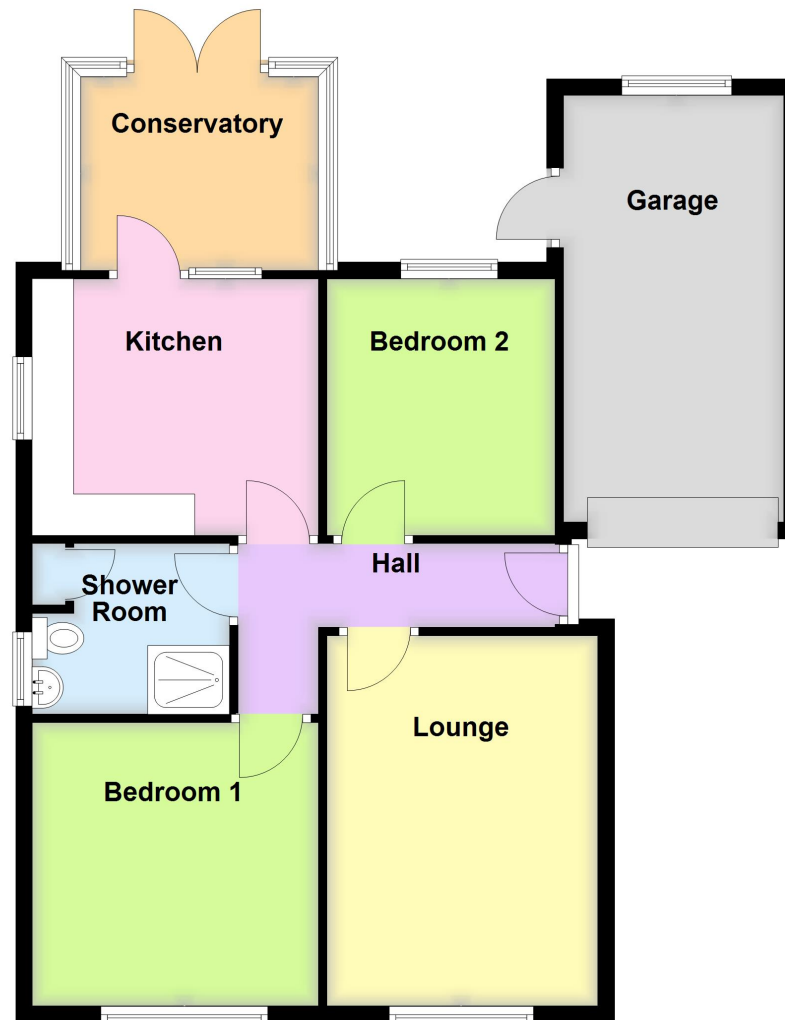
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 78.7 sq. metres (847.2 sq. feet)



Total area: approx. 78.7 sq. metres (847.2 sq. feet)

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