



£140,000

12 The Paddock, Kirton, Boston, Lincolnshire PE20 1LA

SHARMAN BURGESS

**12 The Paddock, Kirton, Boston,
Lincolnshire PE20 1LA
£140,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, built-in cloak cupboard, staircase leading off, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Having WC, wash hand basin with tiled splashbacks, radiator, ceiling light point, obscure glazed window to front elevation.

A three bedroomed mid-terraced property, situated within the popular and well served village of Kirton. Accommodation comprises a modern kitchen, lounge diner, ground floor cloakroom, three bedrooms to the first floor and a family bathroom. Further benefits include an approximate south westerly facing enclosed rear garden, gas central heating and parking to the front.



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KITCHEN

10' 3" (maximum) x 8' 4" (maximum) (3.12m x 2.54m)

Having counter top with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, integrated dishwasher, four ring gas hob with illuminated fume extractor above, space for condensing tumble dryer, plumbing for automatic washing machine, space for twin height fridge freezer, window to front elevation, radiator, tiled floor, ceiling light point.

LOUNGE DINER

15' 5" (maximum) x 12' 4" (maximum) (4.70m x 3.76m)

Having French doors leading out to the rear garden, window to rear elevation, two radiators, two ceiling light points, TV aerial point, under stairs storage cupboard, wall mounted central heating thermostat.

FIRST FLOOR LANDING

Having access to loft space, which the vendor informs the agent is part boarded. Ceiling light point, built-in boiler cupboard housing the Vokera gas combination central heating boiler.

BEDROOM ONE

13' 6" (maximum into recess) x 8' 7" (4.11m x 2.62m)

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

BEDROOM TWO

9' 1" x 8' 7" (2.77m x 2.62m)

Having window to rear elevation, radiator, ceiling light point.



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BEDROOM THREE

7' 1" x 6' 6" (2.16m x 1.98m)

Having window to front elevation, radiator, ceiling light point, built-in over stairs storage cupboard.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap, panelled bath with wall mounted mains fed shower above and fitted screen, tiled splashbacks, obscure glazed window to rear elevation, extractor fan, ceiling light point, radiator.

EXTERIOR

To the front, the property benefits from an allocated parking space. A gateway leads to the low maintenance front garden which is laid to slate and artificial grass and has paved access leading to the front entrance door and low level wall to the front boundary.

REAR GARDEN

The property benefits from an approximate south westerly facing rear garden which is designed with low maintenance in mind and is fully enclosed by fencing. The garden also houses a timber storage shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29092025/29586834/GRA



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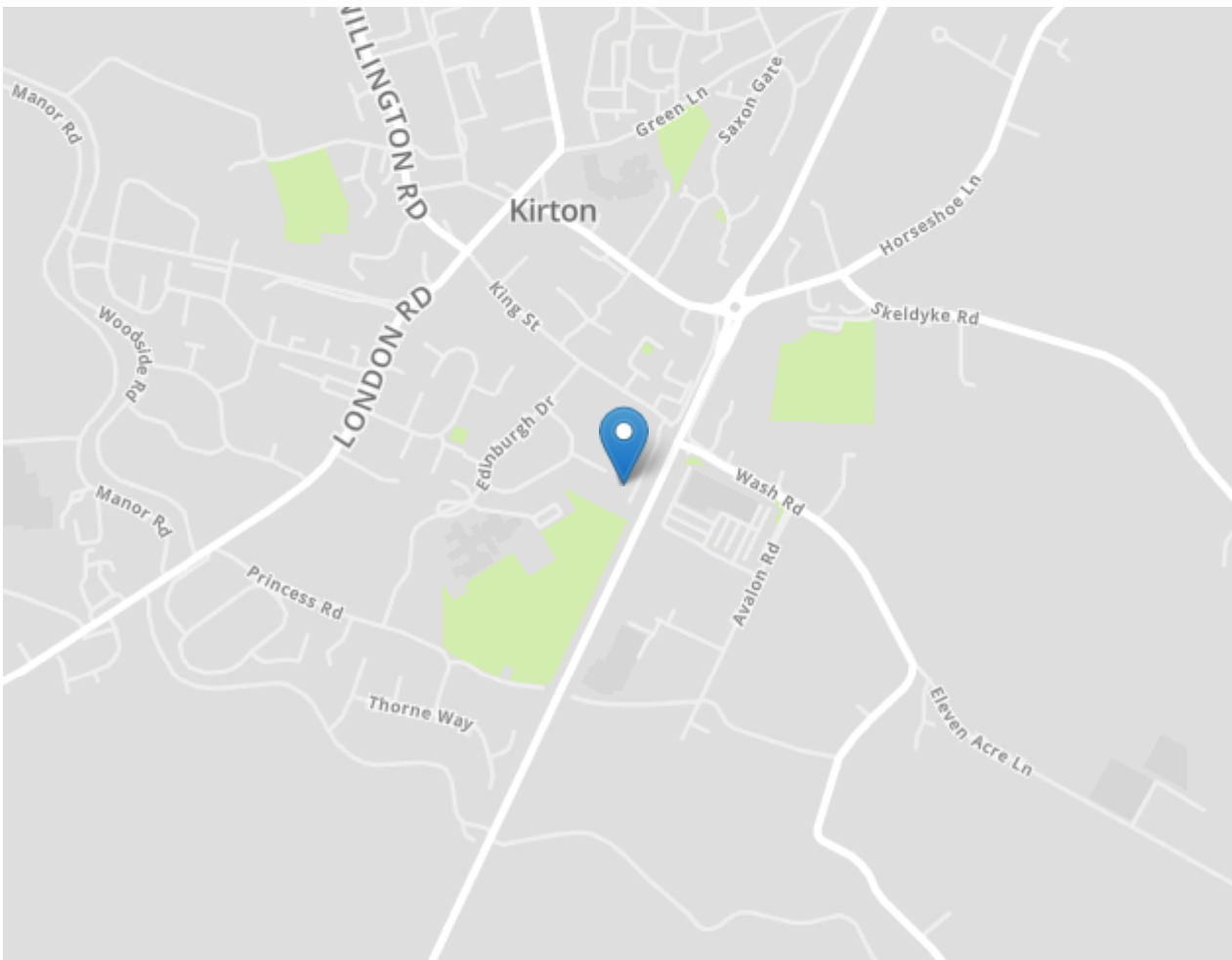
AGENT'S NOTES

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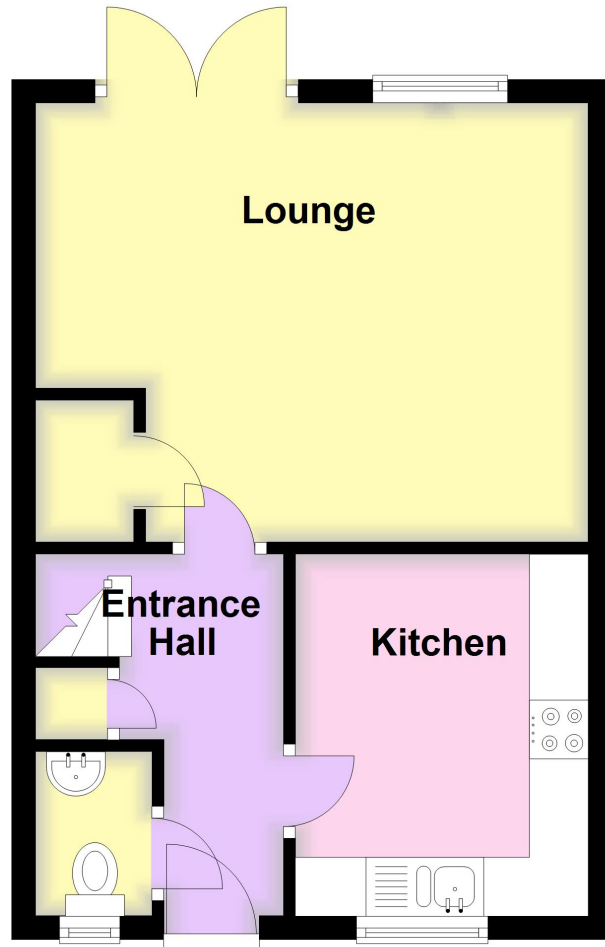
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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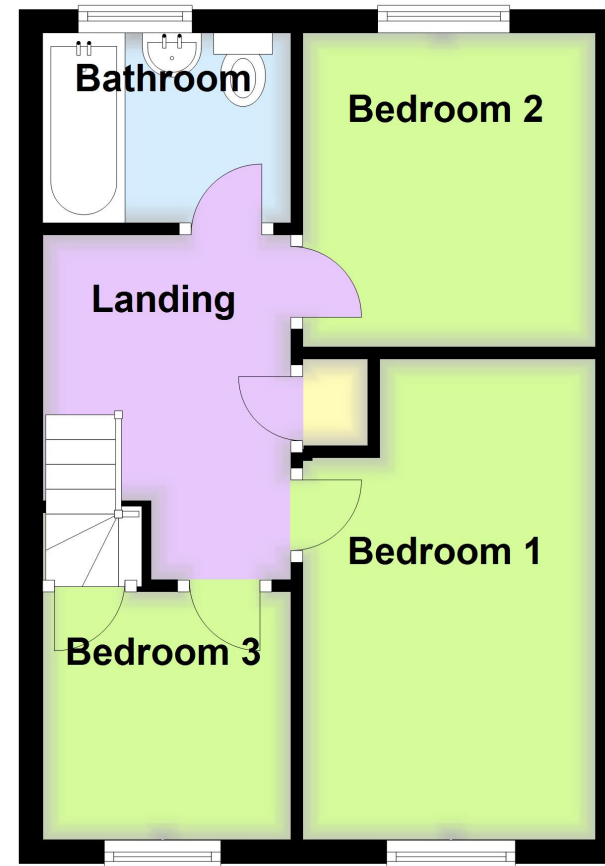
Ground Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)

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