



£368,000

12 Meeres Lane, Kirton, Boston, Lincolnshire PE20 1PS

SHARMAN BURGESS

**12 Meeres Lane, Kirton, Boston, Lincolnshire
PE20 1PS
£368,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

7'9" x 5'3" (2.36m x 1.60m)

With front entrance door, window to side aspect, tiled floor with under floor heating, fully tiled walls, ceiling recessed lighting, personnel door to garage, glazed double doors through to:-

ENTRANCE HALL

With staircase leading off, radiator, ceiling light point.

Situated on one of Kirton's most sought after roadways, with a plot size of approximately 0.33 Acres (s.t.s) is this extended 3/4 bedrooomed detached property enjoying open plan ground floor living accommodation, having been largely improved and renovated by the current vendors over the years. The flexible accommodation comprises an entrance lobby, entrance hall, open plan breakfast kitchen, lounge with log burner, open plan dining room, utility room, ground floor cloakroom set within a Spa area with shower and sauna within. There is also a larger ground floor room which has had a variety of uses over the years including a ground floor bedroom, office or playroom. To the first floor are three further bedrooms and a family shower room. Further benefits include electric gates, gas central heating, owned solar panels with two batteries providing reduced living costs and a summerhouse situated within the grounds. Located within walking distance of Kirton and it's amenities.



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OPEN PLAN BREAKFAST KITCHEN

23' 1" (maximum including archway) x 8' 3" (maximum) (7.04m x 2.51m)

Having a modern, well appointed kitchen area comprising roll edge work surfaces, inset one and a half bowl sink and drainer with waste disposal unit and mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, built-in combination double oven and grill and additional built-in oven and grill, integrated five ring induction hob with stainless steel illuminated fume extractor above, plumbing for dishwasher, space for standard height fridge or freezer, additional work surface providing breakfast bar with storage beneath, French doors leading to the rear garden, ceiling recessed lighting, sky light, radiator, open plan through to living room.

UTILITY AREA

7' 9" (maximum) x 7' 5" (maximum) (2.36m x 2.26m)

With counter tops, fitted larder style units and wall mounted units, plumbing for automatic washing machine, space for condensing tumble dryer, space for American style fridge freezer, tiled floor, window to side aspect, extractor fan, ceiling recessed lighting, door to Sauna/Spa Area.

LOUNGE

13' 4" (measurement taken at the widest point) x 23' 10" (4.06m x 7.26m)

Having window to front aspect, radiator, ceiling recessed lighting, TV aerial point, feature fitted log burner with tiled inset and hearth and Oak display surround. Open plan through to: -

DINING ROOM

13' 9" (maximum) x 10' 9" (maximum) (4.19m x 3.28m)

With French doors leading to the rear garden, radiator, ceiling recessed lighting.



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GROUND FLOOR BEDROOM FOUR/PLAYROOM/OFFICE

25' 3" (maximum) x 9' 8" (maximum) (7.70m x 2.95m)

A large versatile room with window to front aspect, radiator, ceiling recessed lighting.

SPA AREA

Initially comprising a tiled floor, wall mounted electric radiator, ceiling mounted lighting, spa shower which is tiled throughout and has a wall mounted mains fed shower with hand held shower attachment and an extractor fan.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with mixer tap, tiled floor with electric under floor heating, fully tiled walls, extractor fan, ceiling mounted lighting.

SAUNA

Which is fully functioning and to be included within the sale, with seating areas and lighting within.

FIRST FLOOR LANDING

With window to side aspect, ceiling light point.

BEDROOM ONE

10' 9" (maximum) x 10' 10" (maximum) (3.28m x 3.30m)

With windows and French doors to the rear aspect with Juliet style balcony, radiator, ceiling recessed lighting, built-in wardrobes with sliding doors and hanging rails and shelving within.

BEDROOM TWO

12' 8" (maximum) x 11' 0" (maximum) (3.86m x 3.35m)

With window to front aspect, radiator, ceiling recessed lighting.





BEDROOM THREE

9' 7" (maximum) x 8' 5" (maximum) (2.92m x 2.57m)

With window to front aspect, radiator, ceiling recessed lighting.

FAMILY SHOWER ROOM

Being fitted with a suite comprising a shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, WC with concealed cistern, twin wash hand basins with mixer taps and storage beneath, large wall mounted mirror, walls tiled to majority, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect, heated towel rail.

EXTERIOR

The property enjoys a plot size totalling approximately one third of an acre (s.t.s) and is approached via sliding electric gates leading to a large block paved driveway which provides ample off parking and hardstanding for numerous vehicles as well as vehicular access to garage. The front garden comprises grassed sections with flower and shrub borders. The driveway is served by external lighting.

SINGLE GARAGE

19' 6" (maximum) x 9' 8" (maximum) (5.94m x 2.95m)

Having electric roller door, being served by power and lighting, housing the electric meter, electric fuse box, wall mounted Worcester central heating boiler and a water softener. The garage also houses the batteries, controls and isolators for the roof mounted solar panels.



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REAR GARDEN

A particular feature of the this property is the large garden extending to the rear of the property which initially comprises a paved patio seating area providing outdoor entertaining space with grill/pizza oven (to be included within the sale). The garden is primarily laid to large sections of lawn with flower and shrub borders. The garden also benefits from a variety of fruit trees, raised vegetable plots and two greenhouses (to be included within the sale). The garden is fully enclosed by a mixture of fencing and hedging and is served by external lighting. To the rear right hand corner of the garden is a timber garden shed. The garden also houses a large purpose built Summerhouse/store which is separated into two sections comprising: -

STORE

8' 10" (approx) x 12' 1" (approx) (2.69m x 3.68m)

Served by power and lighting, fitted counter top, wall and base level storage units, loft space with storage if required.

SUMMERHOUSE

15' 8" x 12' 10" (4.78m x 3.91m)

Served by power and lighting, window to side aspect, French doors leading to the garden. The summerhouse houses a pool table which may be included within the sale subject to the negotiated offer. The vendor also informs the agent that the summerhouse is insulated and may provide prospective purchasers with fantastic outside office space if required.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is served by solar panels and two batteries, which provide the prospective owner with lowered living costs.

REFERENCE

10062024/27501770/SIR



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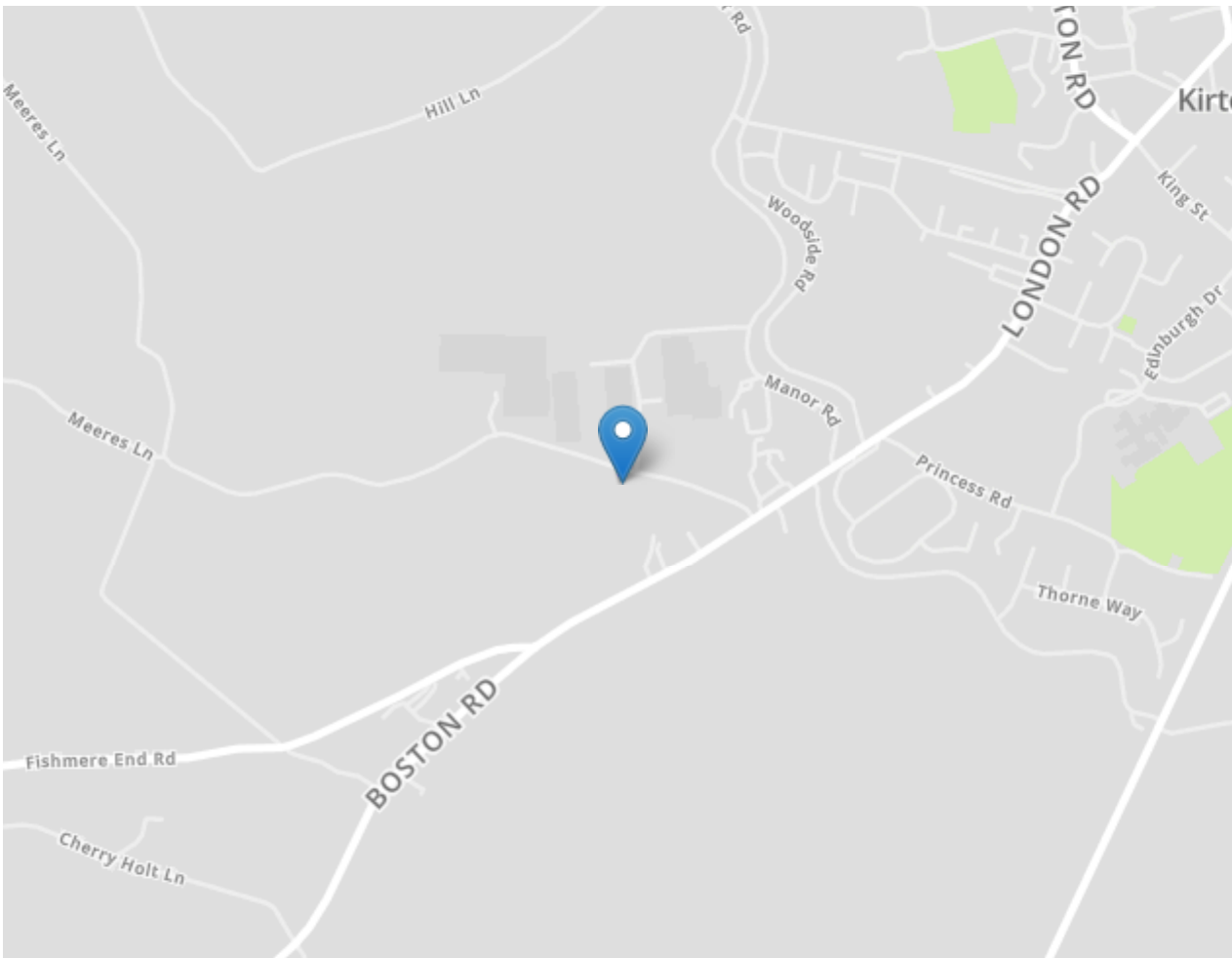
AGENT'S NOTES

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

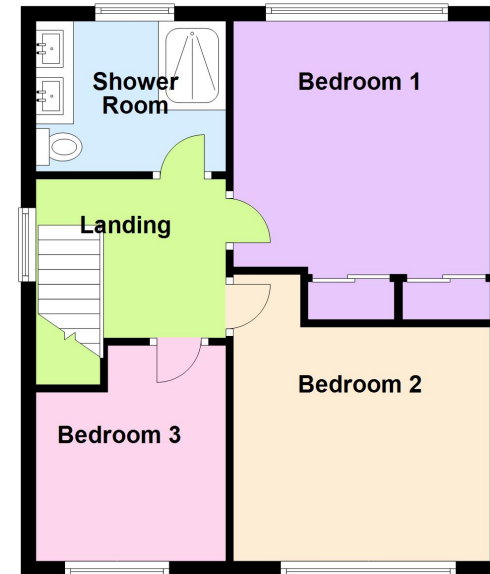
Ground Floor

Approx. 133.7 sq. metres (1438.7 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 178.6 sq. metres (1922.8 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		
(55-68)	D	69	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	