

**SHARMAN
BURGESS** Est. 1996
FOR SALE
01205 361161



£125,000

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

SHARMAN BURGESS

**28 The Paddock, Kirton, Boston, Lincolnshire
PE20 1LA
£125,000 Freehold**

ACCOMMODATION

OPEN PLAN LIVING SPACE

26' 10" (maximum including archway) x 10' 9" (maximum including staircase) (8.18m x 3.28m)

Having partially glazed front entrance door, kitchen area comprising counter tops with matching upstands, inset stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, window to front elevation, ceiling light point. The lounge diner benefits from French doors leading to the rear garden, two radiators, two ceiling light points, staircase leading off.

An end of terrace property being offered for sale with NO ONWARD CHAIN and benefitting from an approximate south facing low maintenance garden to the rear and numbered allocated parking. Accommodation comprises an open plan living space incorporating kitchen dining and seating areas, ground floor cloakroom, two bedrooms to the first floor and a bathroom. Further benefits include gas central heating and uPVC double glazing.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin, ceiling light point, extractor.

FIRST FLOOR LANDING

Having ceiling light point, built-in boiler cupboard housing the gas combi central heating boiler.

BEDROOM ONE

10' 9" (maximum) x 10' 2" (maximum) (3.28m x 3.10m)
Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

10' 9" (maximum) x 6' 6" (maximum) (3.28m x 1.98m)
Having window to front elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising corner pedestal wash hand basin with mixer tap, WC, panelled bath with wall mounted mains fed shower above, obscure glazed window, radiator, ceiling light point.

EXTERIOR

To the front, the property has a numbered and allocated parking space.

To the rear, there is an enclosed, approximately south facing, low maintenance rear garden.



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AGENTS NOTE

Prospective purchasers should be aware that there is a 6 monthly service charge, payable to the management company, for the upkeep and maintenance of communal and unadopted areas, with the last payment being £156.79. The next payment is due on 1st January 2026.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18112025/29721694/HAR



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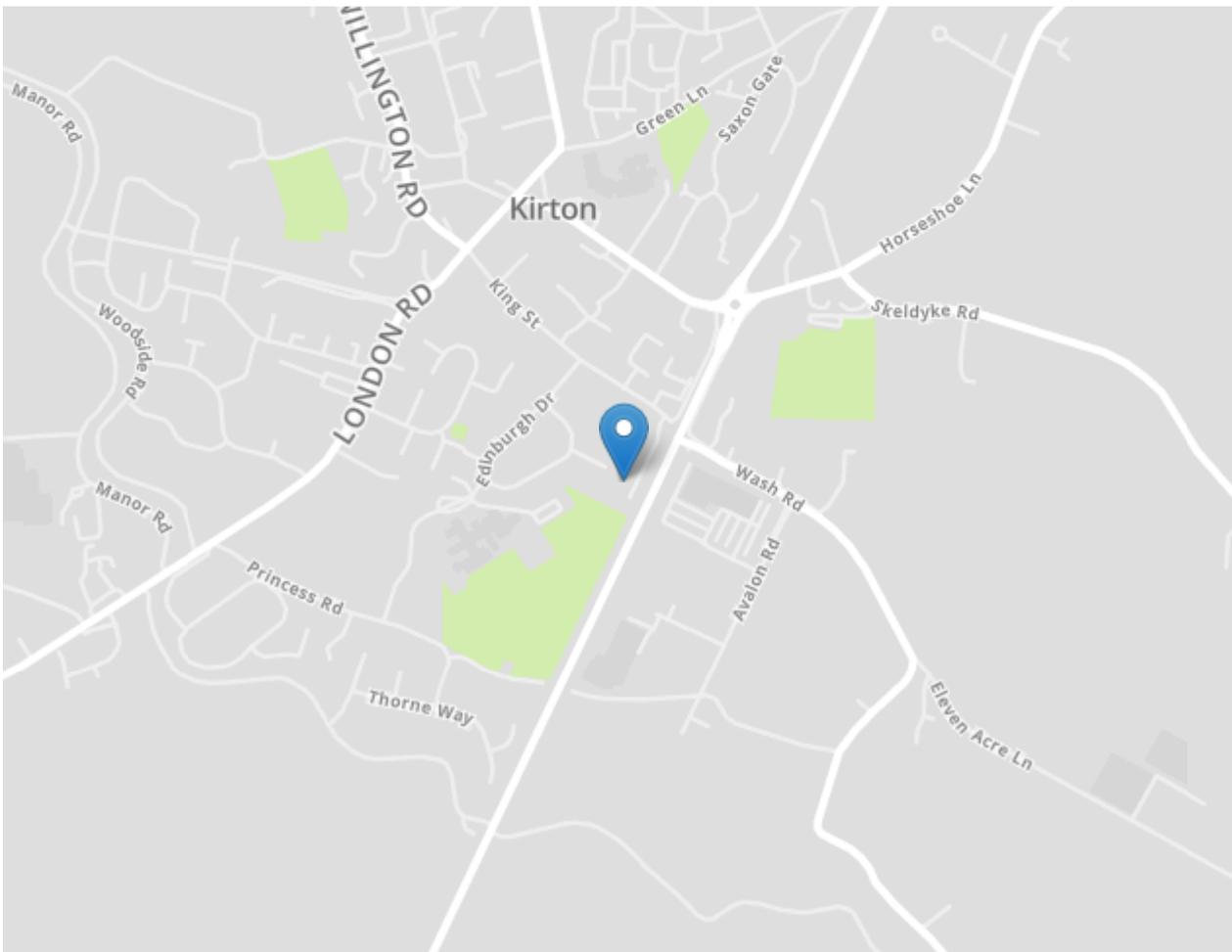
AGENT'S NOTES

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.

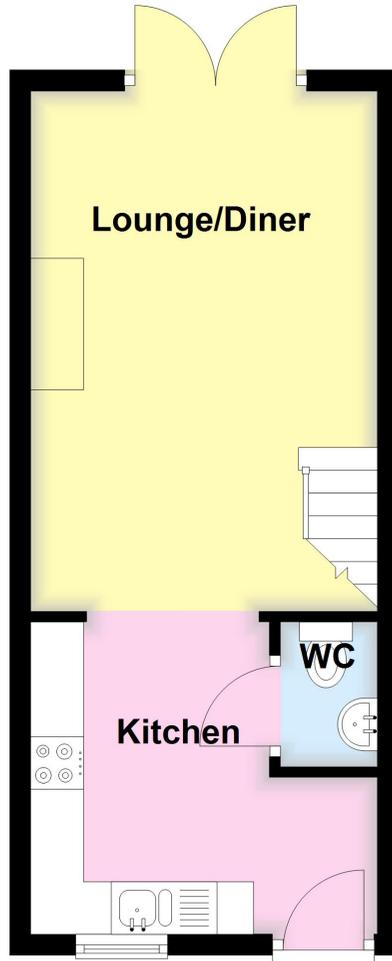
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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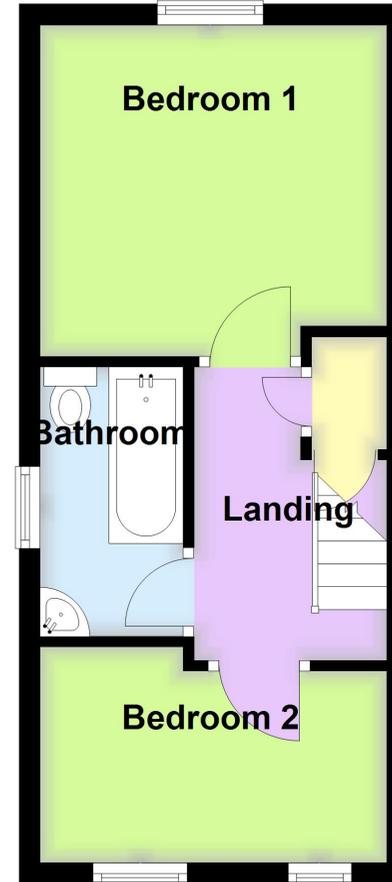
Ground Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 52.4 sq. metres (564.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC