



£364,950

4 Church Meadows, Kirton, Boston, Lincolnshire PE20 1XT

SHARMAN BURGESS

**4 Church Meadows, Kirton, Boston,
Lincolnshire PE20 1XT
£364,950 Freehold**

ACCOMMODATION

With partially obscure glazed front entrance door with obscure glazed window to side aspect leading into the reception hall.

RECEPTION HALL

With staircase rising to galleried first floor landing, tiled floor, radiator, coved cornice, ceiling light point, wall mounted door chimes, telephone point, wall mounted central heating thermostat.

Situated towards the bottom of a highly sought after secluded cul-de-sac location within walking distance of amenities, this detached home offers huge kerb appeal. Originally built as a four bedroom home yet converted into three bedrooms with a dressing room to bedroom one, the property offers good sized accommodation comprising an entrance hall, lounge, dining room, breakfast kitchen, utility room, conservatory and ground floor cloakroom. The three bedrooms are arranged off a generous galleried landing, with bedroom one having en-suite and dressing room facilities. Furthermore there is a family shower room. Further benefits include a detached double garage, driveway, gas central heating, well presented gardens to both the front and rear and NO ONWARD CHAIN.



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GROUND FLOOR CLOAKROOM

With a two piece suite comprising a WC, wash hand basin with vanity unit beneath, a continuation of the tiled floor, radiator, coved cornice, ceiling light point, obscure glazed window with leaded light detailing to front aspect.

LOUNGE

23' 10" (maximum measurement into bay window) x 10' 7" (7.26m x 3.23m)

With a feature bay window with leaded light detailing to the front aspect, two radiators, coved cornice, two ceiling light points with ornamental ceiling roses, TV aerial point, living flame coal effect gas fire with tiled hearth and exposed brickwork surround and tiled display mantle above. Sliding patio doors lead through to the conservatory.

CONSERVATORY

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

Of brick and uPVC double glazed construction with polycarbonate roof. With radiator, tiled floor, wall mounted lighting, French doors leading out to the garden. The conservatory also benefits from fitted blinds.

DINING ROOM

11' 2" x 9' 2" (3.40m x 2.79m)

With window to rear aspect, radiator, coved cornice, ceiling mounted lighting.



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BREAKFAST KITCHEN

15'3" x 9'1" (4.65m x 2.77m)

Having a fully fitted kitchen comprising roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap and additional water filter, range of base level storage units, eye level wall units including wine rack with under cupboard lighting, integrated fridge and freezer, Bosch integrated double oven and grill, integrated four ring electric hob with illuminated fume extractor above, integrated dishwasher, window with leaded light detailing to front aspect, tiled floor, radiator, coved cornice, ceiling mounted lighting.

UTILITY ROOM

9'1" x 6'0" (2.77m x 1.83m)

With roll edge work surfaces with tiled splashback and inset stainless steel sink and drainer unit, base level storage units, drawer units and built-in larder style unit, concealed water softener (to be included within the sale), plumbing for automatic washing machine and vent for tumble dryer, wall mounted Worcester gas central heating boiler, coved cornice, ceiling light point, extractor fan, window to rear aspect, obscure glazed door leading to the exterior, radiator.

FIRST FLOOR GALLERIED LANDING

With double airing cupboard with hot water cylinder and slatted linen shelving within, loft access which is served by loft ladder and lighting and is boarded to the majority.

BEDROOM ONE

15'9" x 10'7" (4.80m x 3.23m) (both maximum measurements)

With window with leaded light detailing to front aspect, radiator, coved cornice, wall mounted lighting, TV aerial point, archway through to dressing room.



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DRESSING ROOM

9' 7" x 6' 9" (2.92m x 2.06m) (both maximum measurements including built-in wardrobes)

With window with leaded light detailing to front aspect, radiator, coved cornice, ceiling light point, range of built-in wardrobes with hanging rails and shelving within.

EN-SUITE BATHROOM

10' 7" x 5' 6" (3.23m x 1.68m)

With WC with concealed cistern, wash hand basin and panelled bath, range of fitted bathroom storage cupboards, heated towel rail, tiled splashbacks where required, extractor fan, coved cornice, ceiling light point, electric shaver point, window to rear aspect.

BEDROOM TWO

12' 0" x 9' 2" (3.66m x 2.79m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with sliding doors, hanging rail and shelving within.

BEDROOM THREE

9' 4" x 9' 2" (2.84m x 2.79m)

With window with leaded light detailing to front aspect, radiator, coved cornice, ceiling mounted lighting, TV aerial point, telephone point.

SHOWER ROOM

With a three piece suite comprising a pedestal wash hand basin, WC, corner shower cubicle, wall mounted Mira electric shower and fitted shower screen, tiled splashbacks where required, window to rear aspect, coved cornice, ceiling mounted lighting, electric shaver point, extractor fan, heated towel rail.



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EXTERIOR

The property is approached over a part block paved and part gravelled driveway which provides off road parking and hardstanding as well as vehicular access to the detached double garage. The property benefits from extremely well presented gardens to both the front and rear. Paved access leads to the front entrance door beneath a storm porch. The front garden is predominantly laid to lawn and benefits from plants, shrubs, outside lighting and low level hedging to the front boundary. Gated access leads to the rear garden.

DETACHED DOUBLE GARAGE

22' 1" x 16' 6" (6.73m x 5.03m)

Of brick and tiled construction. With electric double up and over doors, served by power and lighting.

REAR GARDEN

The rear garden initially comprises a paved patio seating area providing entertaining space, shaped and well tended lawn and well stocked beds and borders containing plants and shrubs. The garden is fully enclosed by fencing and served by outside tap and lighting. A gate in the rear fence leads to a further section of garden, which the vendor informs the agent is to be included within the sale and currently contains mature hedging to the majority.

SERVICES

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

REFERENCE

240522/MAD



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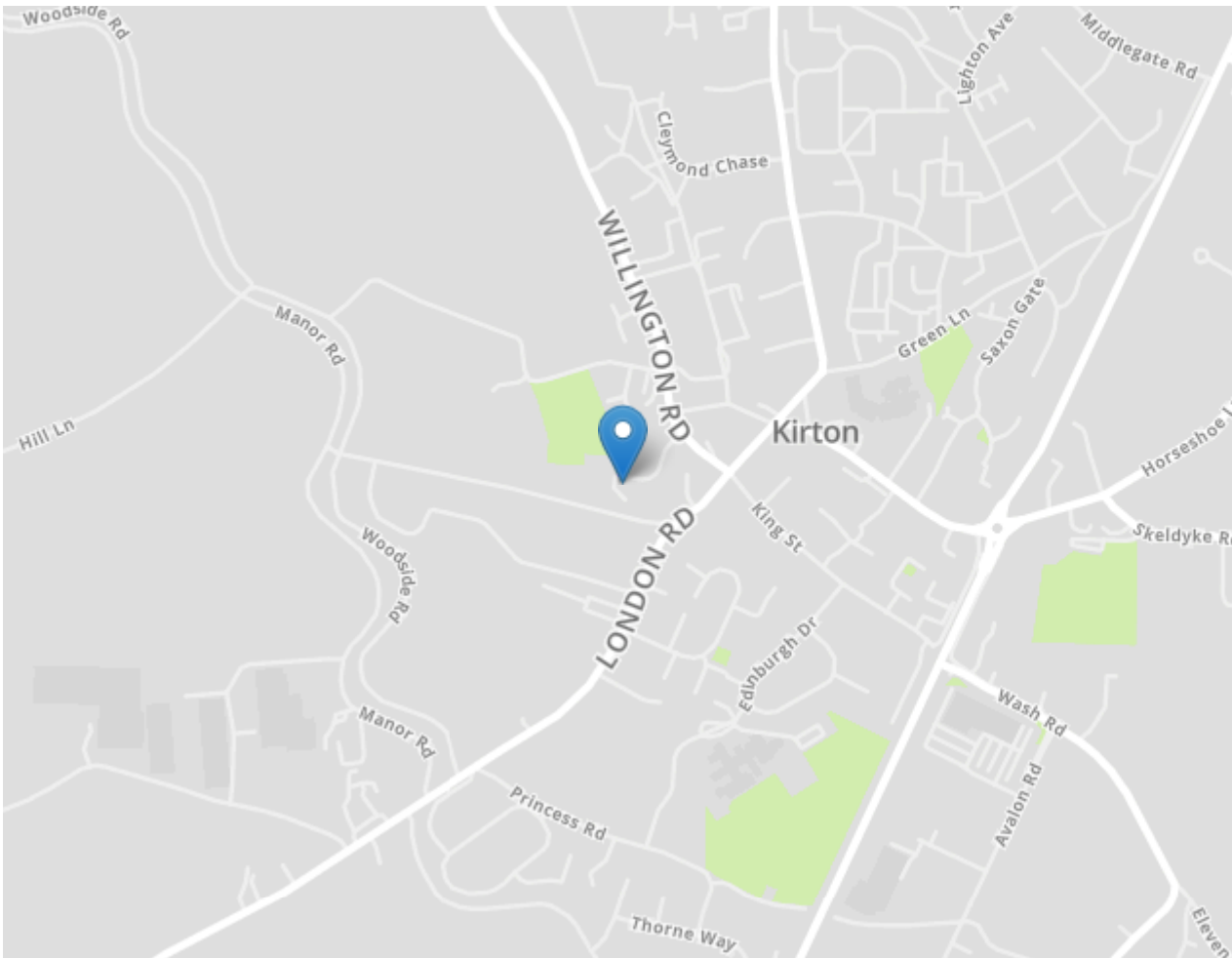
AGENT'S NOTES

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.

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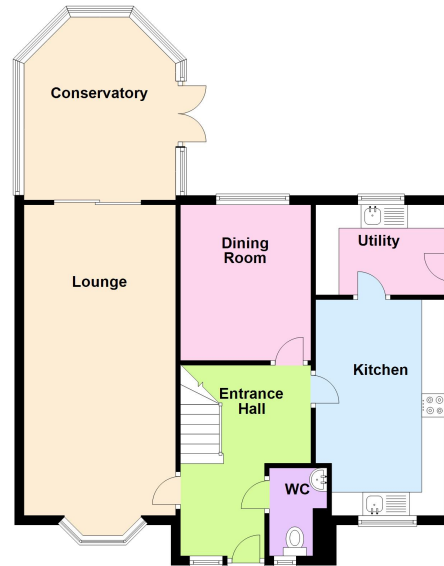
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
Approx. 75.1 sq. metres (808.2 sq. feet)



First Floor
Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 140.2 sq. metres (1509.0 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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