



**£229,950**

41 Woodland Road, Kirton, Boston, Lincolnshire PE20 1BJ

**SHARMAN BURGESS**



**41 Woodland Road, Kirton, Boston,  
Lincolnshire PE20 1BJ  
£229,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having front entrance door, wood laminate flooring, radiator, staircase rising to first floor landing, door to: -

**LOUNGE**

20' 3" (maximum measurement including bay window) x 14' 11" (maximum measurement) (6.17m x 4.55m)

Having double glazed box bay window to front aspect, radiators, TV aerial point.

A modern three bedroomed detached property situated in the popular and well served village of Kirton benefitting from off road parking for two cars, single garage and enclosed low maintenance rear garden. Accommodation comprises an entrance hall, lounge, kitchen diner, utility, ground floor cloakroom, three bedrooms to the first floor, with bedroom one benefitting from an en-suite shower room, and a family bathroom. Further benefits include gas central heating.



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### **KITCHEN DINER**

10' 5" x 18' 4" (3.17m x 5.59m)

Having a fitted kitchen comprising a range of wall and base level storage units, areas of work surfaces, inset composite sink and drainer with mixer tap over, integrated fridge freezer, integrated dishwasher, integrated Bosch oven and electric hob with stainless steel fume extractor above, radiator, wood laminate flooring, double glazed window to rear aspect, double glazed patio doors leading to rear garden, door to: -

### **UTILITY**

Having base level storage unit with work surface over, space and plumbing for automatic washing machine and condensing tumble dryer, wood laminate flooring, door: -

### **GROUND FLOOR CLOAKROOM**

Having wood laminate flooring, low level push button WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan.

### **FIRST FLOOR LANDING**

Having stairs rising from entrance hall, access to roof space, airing cupboard housing the gas central heating boiler.

### **BEDROOM ONE**

12' 7" x 15' 2" (maximum measurement) (3.84m x 4.62m)

With double glazed window to front aspect, radiator, TV aerial point, door to: -



**SHARMAN  
BURGESS** Est 1996

### EN-SUITE SHOWER ROOM

Having a modern three piece suite comprising low level push button WC, pedestal wash hand basin with tiled splashback, shower cubicle fitted to tiled recess with mains fed rainfall shower and hand half shower attachment within. Electric shaver point, heated towel rail, ceiling recessed spotlights, extractor fan, double glazed window to front aspect.

### BEDROOM TWO

10' 10" (maximum measurement)x 10' 5" (3.30m x 3.17m)

With double glazed window to rear aspect, radiator, TV aerial point.

### BEDROOM THREE

9' 8" x 7' 8" (2.95m x 2.34m)

With double glazed window to rear aspect, TV aerial point, radiator.

### BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and mains fed rainfall shower with hand held shower attachment above and shower screen, pedestal wash hand basin, low level WC. Partly tiled walls, ceiling recessed spotlights, extractor fan, heated towel rail, electric shaver point, double glazed window to side aspect.

### EXTERIOR

To the front, the property benefits from a tarmac driveway providing off road parking for two cars as well as access to the garage. Gated access leads to the rear garden.

### SINGLE GARAGE

Having up and over door.

The rear garden is laid to a mixture of paved patio and gravel for ease of maintenance and is fully enclosed by timber fencing.

### SERVICES

Mains gas, electricity, water and drainage.

### REFERENCE

26843702/20102023/DAV





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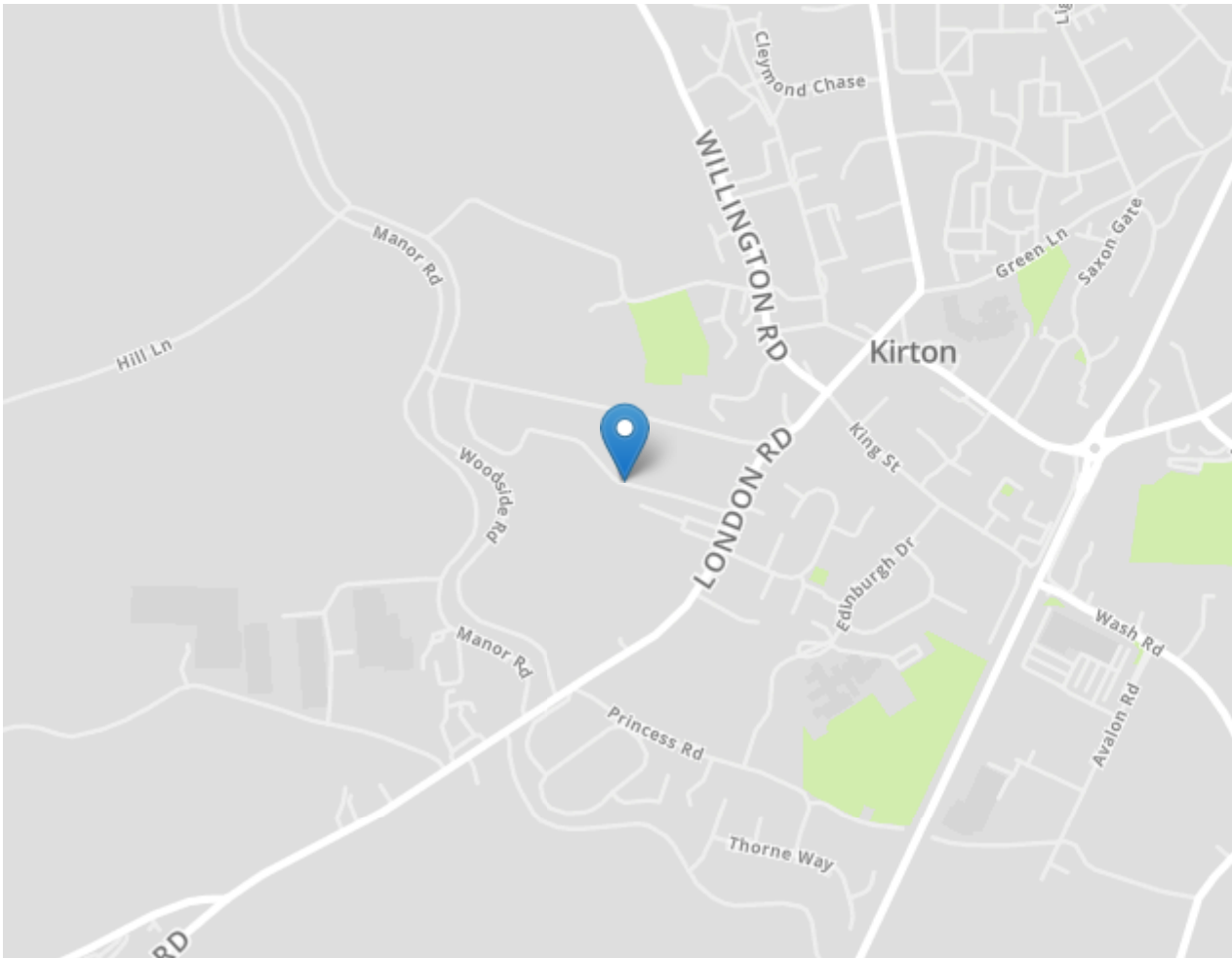
## AGENT'S NOTES

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.

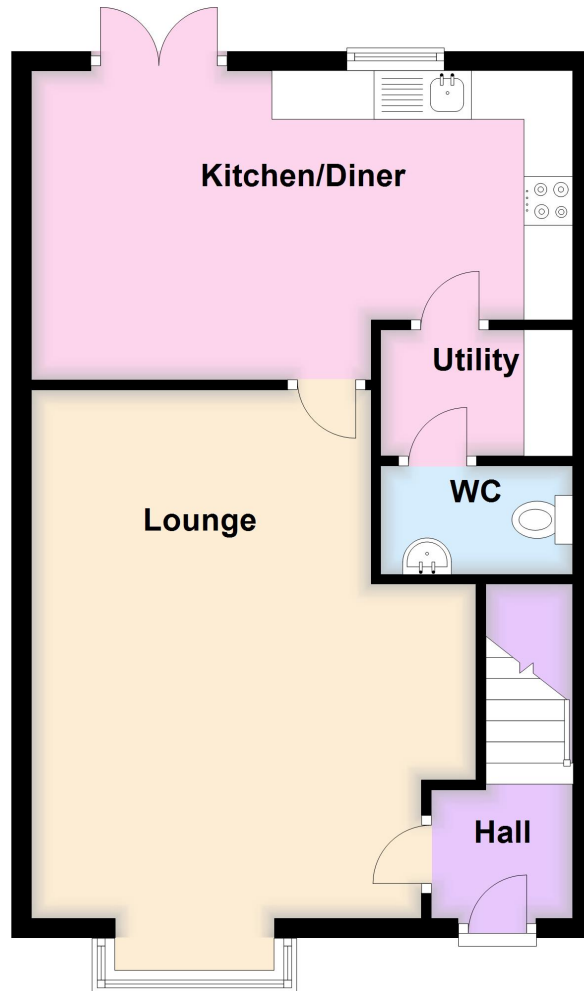


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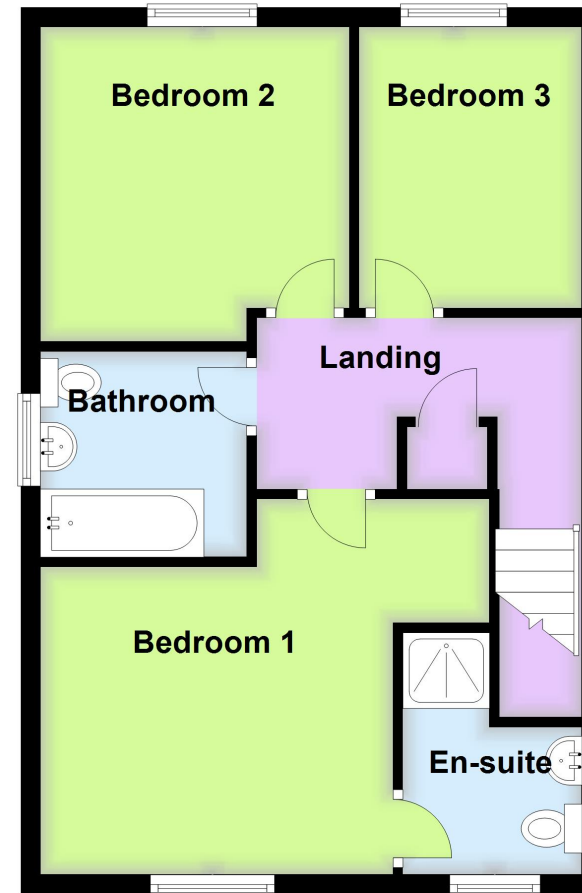
## Ground Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



## First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



Total area: approx. 97.4 sq. metres (1048.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	