



£212,500

4 Upsall Court, Kirton, Boston, Lincolnshire PE20 1ET

SHARMAN BURGESS

**4 Upsall Court, Kirton, Boston, Lincolnshire
PE20 1ET
£212,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed windows to either side, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point, wall mounted digital central heating timer, personnel door to garage.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern, wash hand basin with tiled splashback, obscure glazed window to side elevation, coved cornice, ceiling light point, tiled floor.

A deceptively spacious detached property offering good sized living accommodation with three double bedrooms, en-suite shower room to bedroom one and a family bathroom to the first floor. The ground floor accommodation comprises an entrance hall, cloakroom, kitchen and spacious lounge diner. Further benefits include a driveway with EV charger, single garage, gas central heating and an enclosed garden to the rear.



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KITCHEN

12' 6" x 7' 1" (3.81m x 2.16m)

Comprising counter tops with inset stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge, integrated dishwasher, water softener, waist height fan assisted oven and grill, integrated microwave oven, four ring gas hob with illuminated stainless steel fume extractor above, concealed Glow Worm gas central heating boiler, tiled floor, window to front elevation, coved cornice, ceiling recessed lighting, radiator, obscure glazed entrance door.

LOUNGE DINER

23' 3" (maximum) x 12' 3" (maximum) (7.09m x 3.73m)

Having window to rear elevation, French doors leading to rear garden, two radiators, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV.

FIRST FLOOR LANDING

Having access to roof space, coved cornice, ceiling light point.

BEDROOM ONE

13' 2" x 9' 0" (4.01m x 2.74m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, corner shower cubicle with wall mounted mains fed shower and fitted shower screen, obscure glazed window, coved cornice, ceiling recessed lighting, extractor fan.



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BEDROOM TWO

12' 8" x 10' 6" (3.86m x 3.20m)

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

BEDROOM THREE

12' 5" (maximum) x 9' 9" (maximum) (3.78m x 2.97m)

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

FAMILY BATHROOM

8' 2" x 8' 10" (maximum) (2.49m x 2.69m)

Having counter top with wash hand basin and mixer tap and a range of vanity units beneath, WC with concealed cistern, P shaped bath with wall mounted mixer tap and wall mounted mains fed shower above with fitted shower screen, fully tiled walls, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to front elevation, heated towel rail, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the granite gravelled driveway which provides off road parking and is served by an electric vehicle charging point. There is Beech hedging to the front boundary. The driveway provides vehicular access to the: -

SINGLE GARAGE

15' 4" x 8' 4" (4.67m x 2.54m)

Having up and over door, served by power and lighting, space for condensing tumble dryer, plumbing for automatic washing machine.

REAR GARDEN

Initially comprising an Indian sandstone paved patio seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn. The garden is enclosed by fencing and served by external tap and lighting. The garden also houses a timber shed on a concrete base which is to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11022025/28152403/BRA



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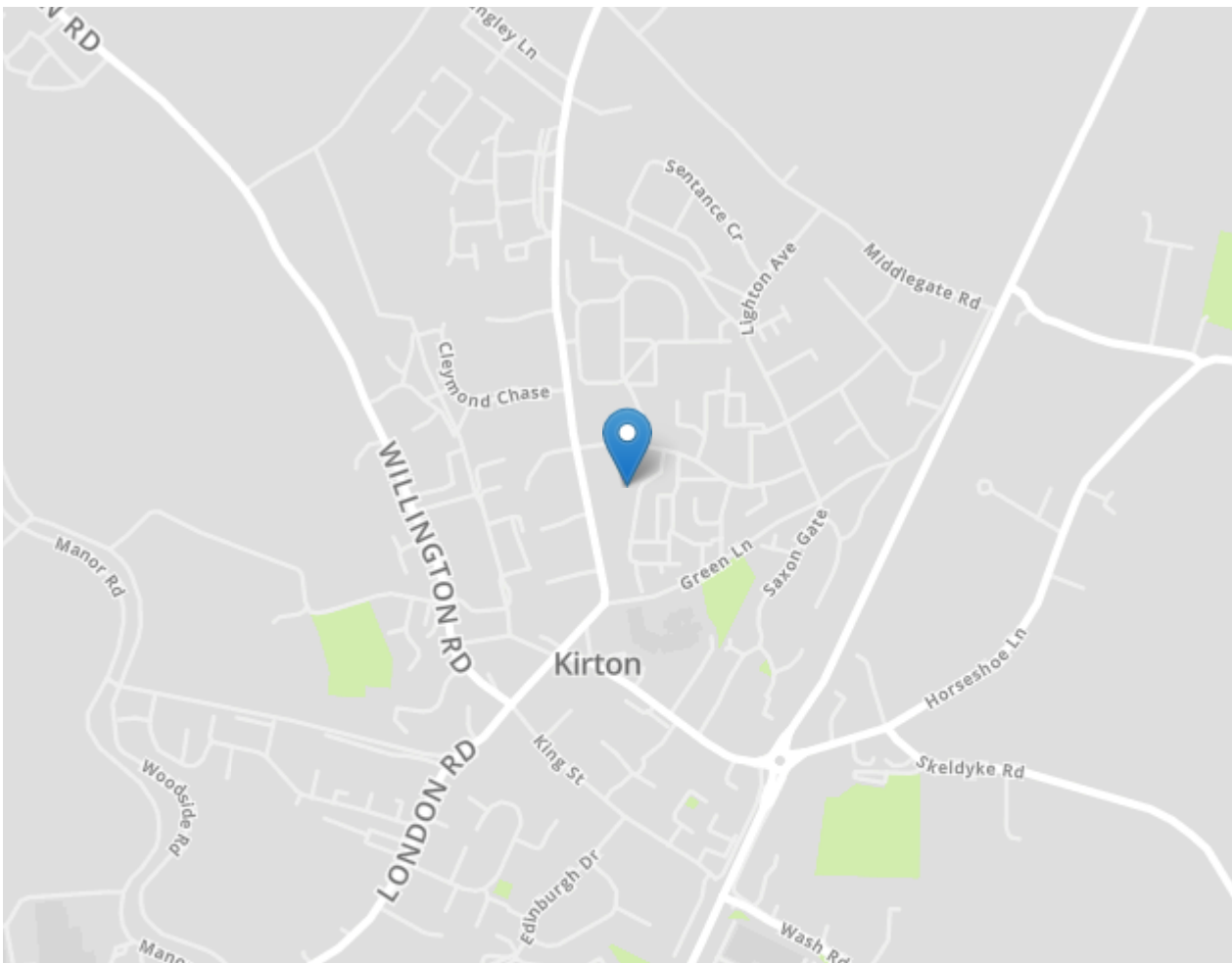
AGENT'S NOTES

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.

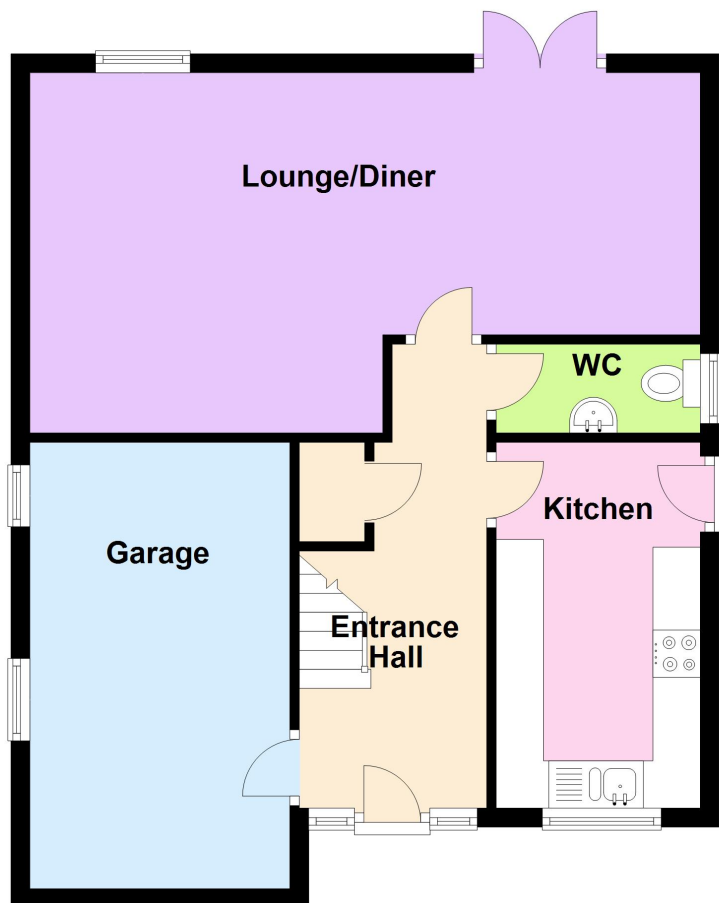
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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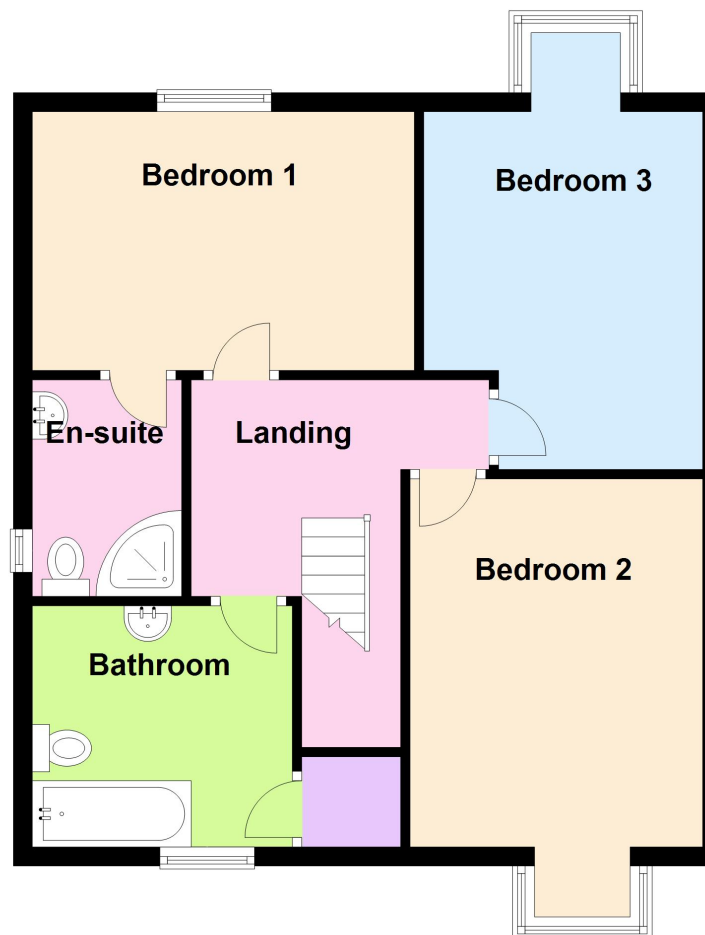
Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 113.2 sq. metres (1218.9 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC