



£129,950

10d Willington Road, Kirton, Boston, Lincolnshire PE20 1EH

SHARMAN BURGESS

**10d Willington Road, Kirton, Boston,
Lincolnshire PE20 1EH
£129,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door, staircase rising to first floor, radiator and ceiling light point.

LOUNGE

16' 3" x 9' 6" (maximum taken at widest point) (4.95m x 2.90m)
Having window to front elevation, radiator, ceiling light point, TV aerial point.

A larger than average mid terraced property situated within the heart of the popular and well served village of Kirton, enjoying views of the village Church to the front aspect. Accommodation comprises a lounge, kitchen diner, ground floor cloakroom, two well proportioned bedrooms to the first floor and a family bathroom. Further benefits include central heating and an approximate southerly facing garden to the rear.



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KITCHEN DINER

12' 9" (maximum) x 12' 3" (maximum) (3.89m x 3.73m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for an automatic washing machine, integrated oven and grill, four ring electric hob with fume extractor above, integrated fridge freezer, window to the rear elevation, rear entrance door, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, radiator, ceiling light point.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

BEDROOM ONE

12' 4" x 7' 9" (3.76m x 2.36m)

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

BEDROOM TWO

7' 9" x 9' 4" (2.36m x 2.84m)

Having window to front elevation, ceiling light point, radiator, built-in over stairs cupboard housing the hot water cylinder and electric central heating boiler.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, push button WC, panelled bath with mixer tap, tiled splashbacks, ceiling light point, obscure glazed window to rear elevation, electric shaver point, radiator.



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EXTERIOR

To the rear, the property benefits from a low maintenance granite gravelled garden with approximate southerly facing aspect. The garden is enclosed by fencing.

SERVICES

Mains water, electricity and drainage are connected. The property is served by an electric central heating boiler.

REFERENCE

18092025/29536611/GOO



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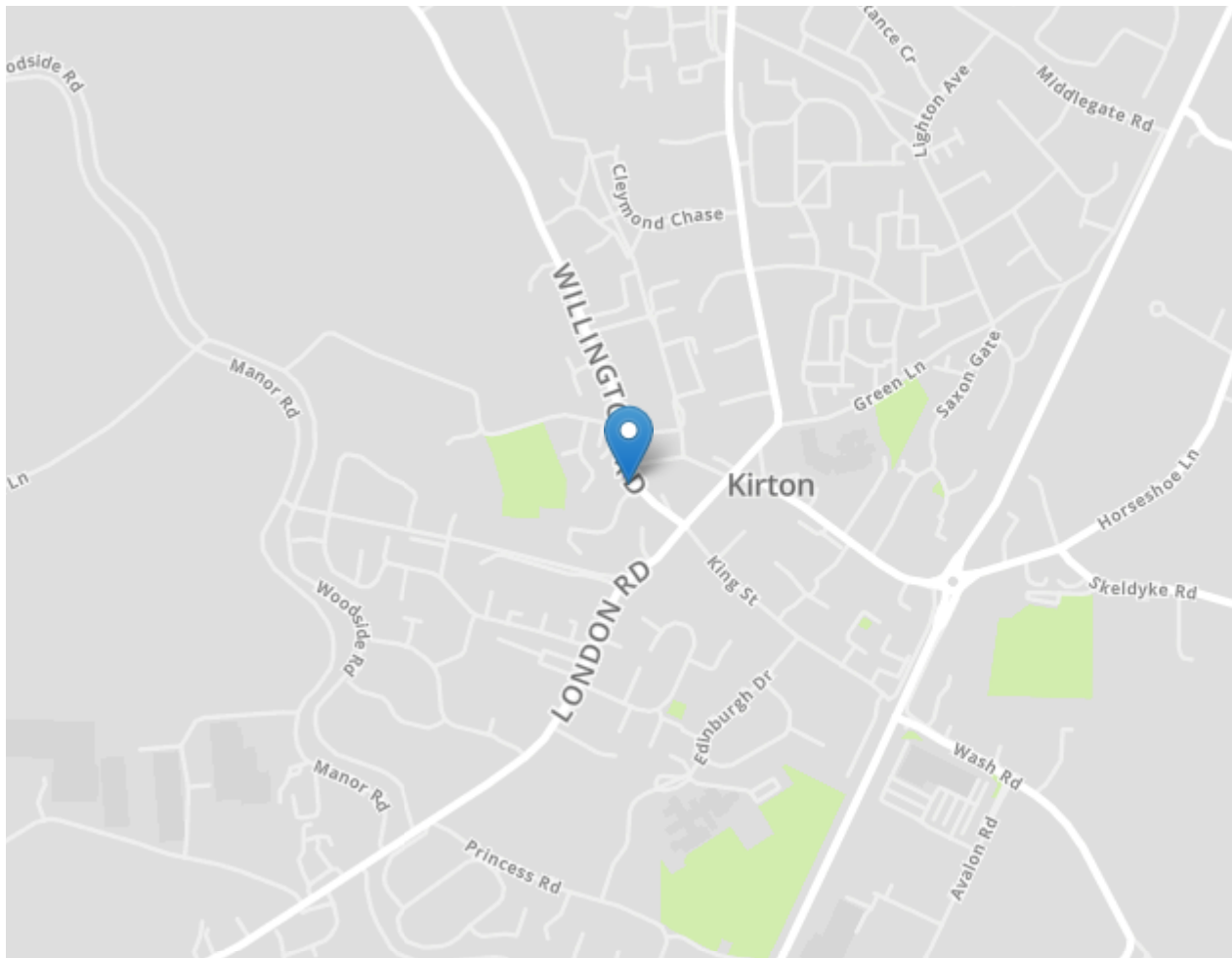
AGENT'S NOTES

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.

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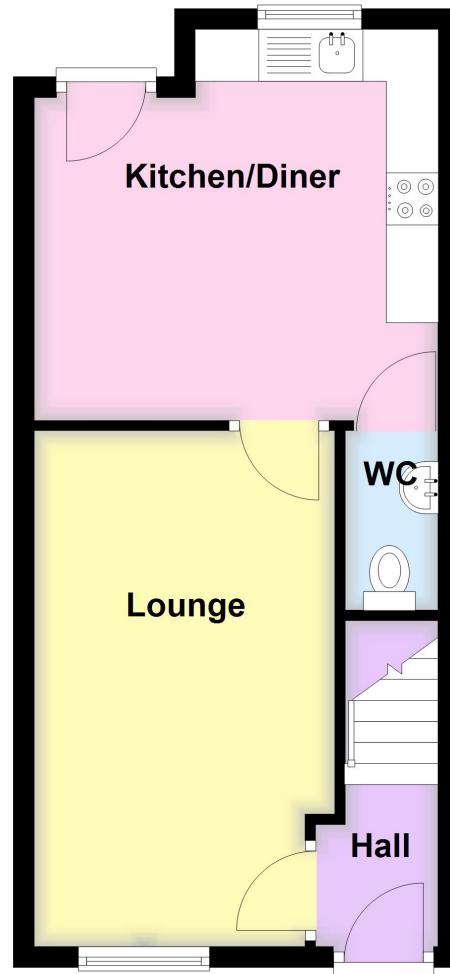
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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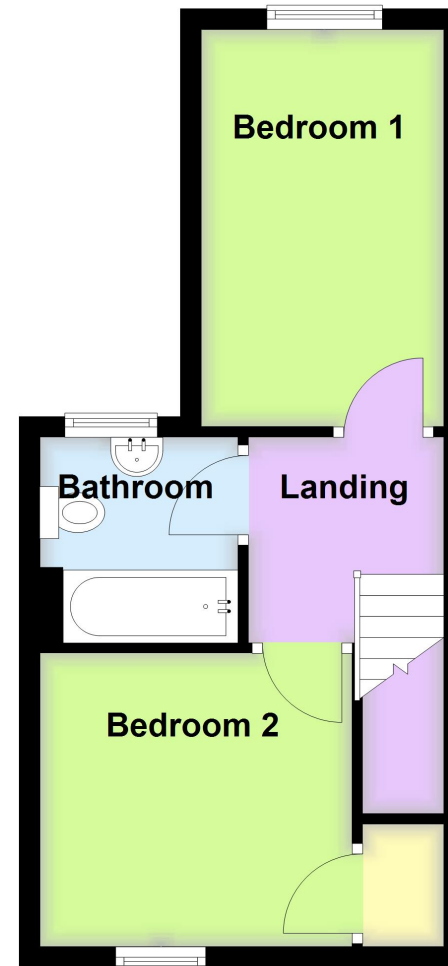
Ground Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 61.2 sq. metres (658.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	77	
(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	