



**£299,950**

33 Nightingale Road, Kirton, Boston, Lincolnshire PE20 1FA

**SHARMAN BURGESS**

**33 Nightingale Road, Kirton, Boston,  
Lincolnshire PE20 1FA  
£299,950 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door leading into the entrance hall.

**ENTRANCE HALL**

With radiator, ceiling light point, stairs rising to first floor with alcove storage beneath, wall mounted digital central heating timer and wall mounted electric consumer unit. Door to cloakroom.

**GROUND FLOOR CLOAKROOM**

With two piece suite comprising push button WC, pedestal wash hand basin with tiled splashback, ceiling light point and extractor fan.

**LOUNGE**

16' 0" (maximum measurement) x 10' 6" (4.88m x 3.20m)

With window to front aspect, radiator, ceiling light point, TV aerial point.

Situated in the popular village of Kirton, this modern five bedroom detached family home benefits from accommodation comprising an entrance hall, office/playroom, lounge, living kitchen, utility room and ground floor cloakroom. With five bedrooms to the first floor together with en-suite shower room to bedroom one and family bathroom. Further benefits include a single garage, uPVC double glazing and enclosed garden to the rear.



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#### OFFICE/PLAYROOM

9' 8" x 8' 3" (2.95m x 2.51m)

With window to front aspect, radiator, ceiling light point.

#### LIVING KITCHEN

26' 5" x 10' 3" (8.05m x 3.12m)

With room providing kitchen, seating and dining areas and benefitting from patio doors leading out to the rear garden and two windows to the rear aspect. The kitchen area comprises roll edge work surfaces with matching upstands and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, space for twin height fridge freezer, ceiling light point, additional ceiling mounted lighting over the dining area and the room is also served by a radiator.

#### UTILITY ROOM

With counter top with base level storage unit beneath, plumbing for automatic washing machine, wall mounted storage units and wall mounted Ideal gas central heating boiler, ceiling light point, extractor fan, radiator, obscure glazed window.

#### FIRST FLOOR LANDING

With access to the roof space, built-in linen cupboard with slatted shelving within.

#### BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### EN-SUITE SHOWER ROOM

With a three piece suite comprising a pedestal wash hand basin, push button WC, shower cubicle with wall mounted mains fed shower within and bi-fold shower screen, tiled walls, heated towel rail, obscure glazed window, ceiling light point, extractor fan.

### BEDROOM TWO

10' 4" x 8' 8" (3.15m x 2.64m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point.

### BEDROOM THREE

13' 10" x 8' 5" (4.22m x 2.57m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point.

### BEDROOM FOUR

10' 0" x 8' 8" (3.05m x 2.64m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point.

### BEDROOM FIVE

8' 7" x 7' 1" (2.62m x 2.16m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point.

### FAMILY BATHROOM

With three piece suite comprising a push button WC, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, heated towel rail, fully tiled walls, extractor fan, obscure glazed window, ceiling light point.

### EXTERIOR

The property is approached over a block paved shared driveway serving just three properties and gives access to a tarmac driveway providing off road parking and vehicular access to the single garage.

### SINGLE GARAGE

With up and over door, served by power and lighting.

### REAR GARDEN

Benefitting from a well presented rear garden, with paved seating area with covered pergola. The majority of the garden is predominantly laid to lawn with beds and borders containing a variety of plants and shrubs. The garden is served by external tap and lighting.

### SERVICES

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

### REFERENCE

090522/GUR



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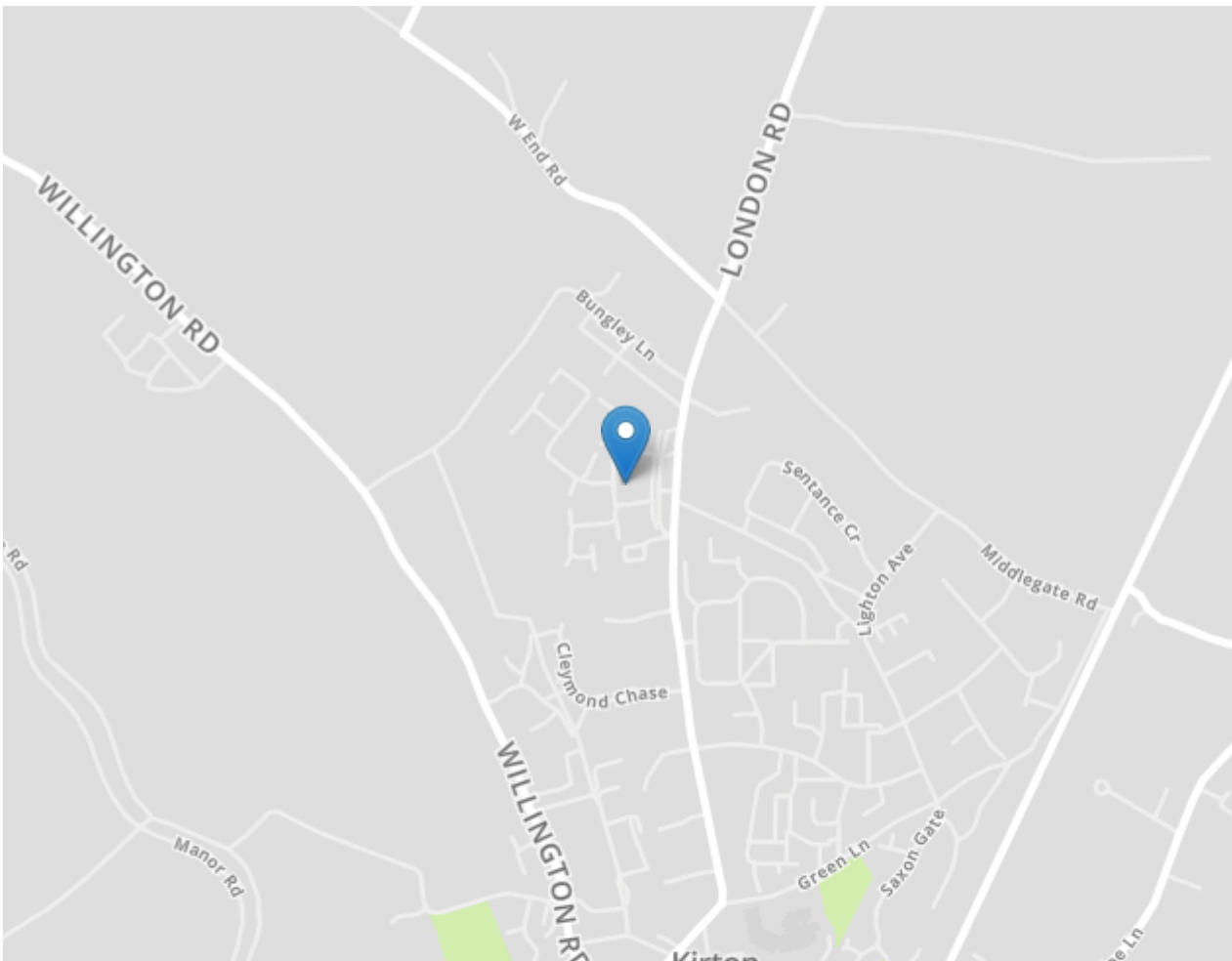
## AGENT'S NOTES

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 Â£150.

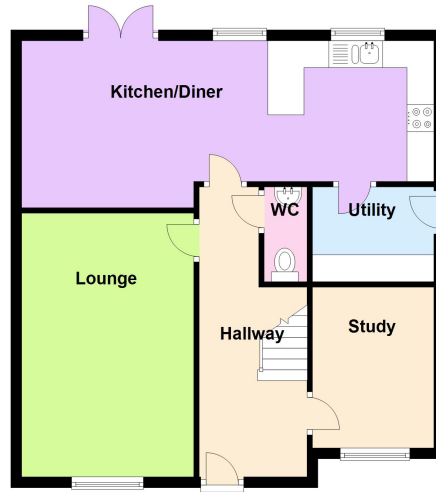
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.



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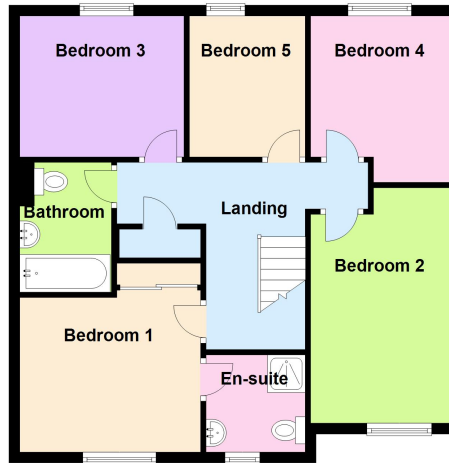
### Ground Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



### First Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 124.2 sq. metres (1337.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>	85	93
(81-91)	<b>B</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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	