



£134,500

25 The Paddock, Kirton, Boston, Lincolnshire PE20 1LA

SHARMAN BURGESS



Offered for sale with NO ONWARD CHAIN is this three bedroomed mid terrace house providing an excellent opportunity for first time buyers or buy to let investors alike. Gas centrally heated accommodation comprises entrance hall, downstairs cloakroom, lounge diner, kitchen and bathroom. uPVC double glazed windows. The property also benefits from an allocated parking space and a fully enclosed approximately south facing rear garden.

ENTRANCE HALL

Entered via a sealed unit double glazed front entrance door with external canopy above and having radiator, smoke alarm, telephone point, built-in cupboard, staircase leading off.

CLOAKROOM

Being fitted with a white suite comprising WC, hand basin with tiled splashback, radiator.

LOUNGE DINER

15' 5" (maximum) x 12' 3" (4.70m x 3.73m)

Having two radiators, TV aerial point, telephone point, gas point, built-in under stairs storage cupboard, central heating thermostat, uPVC double glazed French doors leading to the rear garden.

KITCHEN

10' 2" x 8' 2" (3.10m x 2.49m)

Having fitted work surfaces with inset single drainer stainless steel sink unit, range of base cupboards and drawers complemented by matching wall mounted cupboards, integrated stainless steel gas hob with fume extractor hood above and built-in electric fan assisted oven, fridge space, radiator.

STAIRS AND LANDING

Having smoke alarm, access to roof space, built-in cupboard housing the Glow Worm gas central heating boiler.

BEDROOM ONE (FRONT)

13' 7" (maximum) x 8' 8" (4.14m x 2.64m)

With radiator.

BEDROOM TWO (REAR)

8' 11" x 8' 9" (2.72m x 2.67m)

With radiator.

BEDROOM THREE (FRONT)

7' 1" x 6' 6" (2.16m x 1.98m)

With radiator and built-in wardrobe.

BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m)

Being fitted with a white suite comprising panelled bath with built-in mixer shower above and fitted shower screen, pedestal hand basin, dual flush WC, radiator, extractor fan.

EXTERIOR

The property is situated at the bottom of the cul-de-sac and benefits from an allocated parking space situated to the front of the property. A small gravelled area is served by a wall mounted exterior light and cold water tap.

The property benefits from a fully enclosed almost south facing rear garden comprising a small paved patio, complemented by lawned areas and a rear pedestrian access gate.

SERVICES

Mains water, electricity, gas and drainage are connected. The property is served by a gas central heating system and is fitted with uPVC double glazed windows.

SERVICE CHARGE

Currently £156.79 is payable to the Management Company for the 6 months from 1st January to 30th June 2026.

REFERENCE

05032026/30080517/EYE

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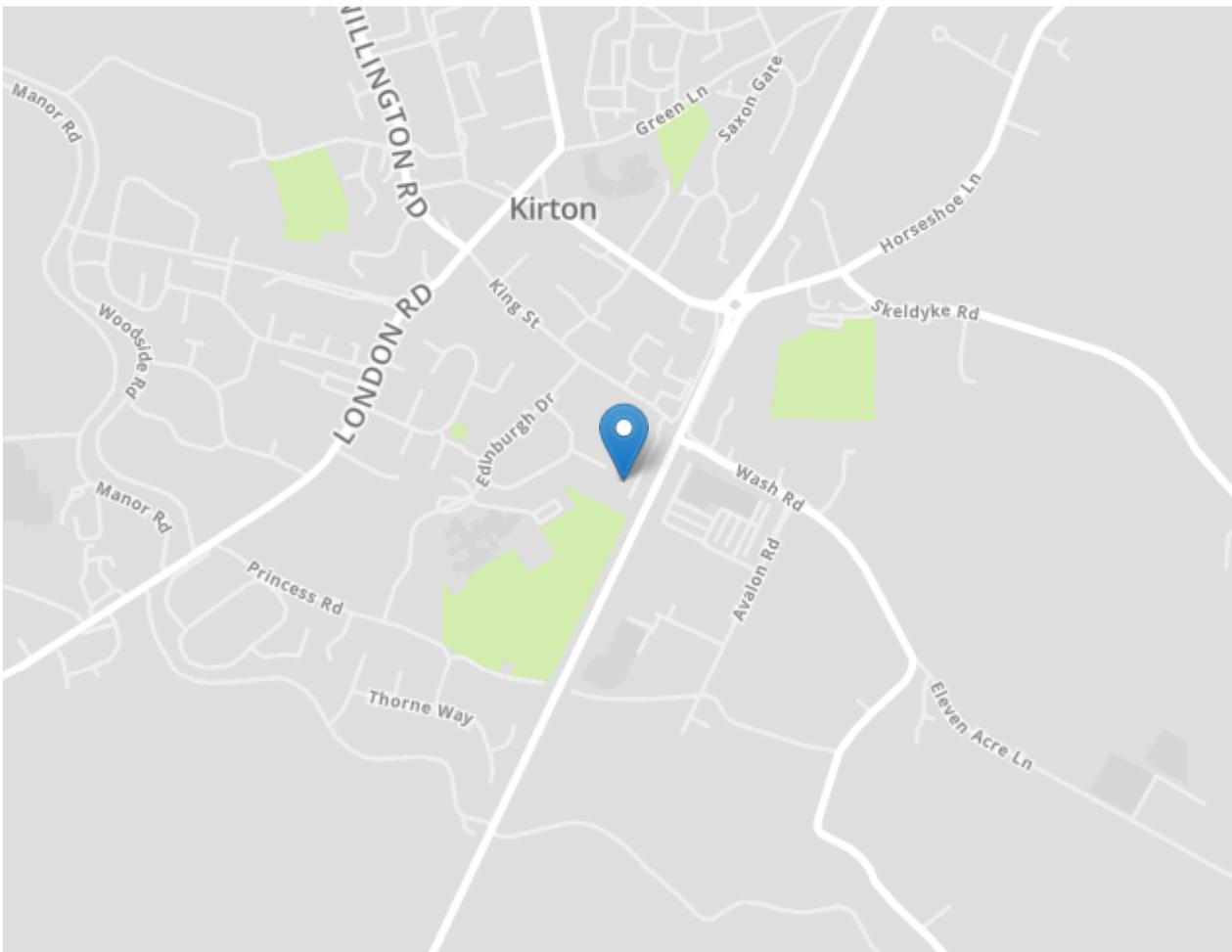
AGENT'S NOTES

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.

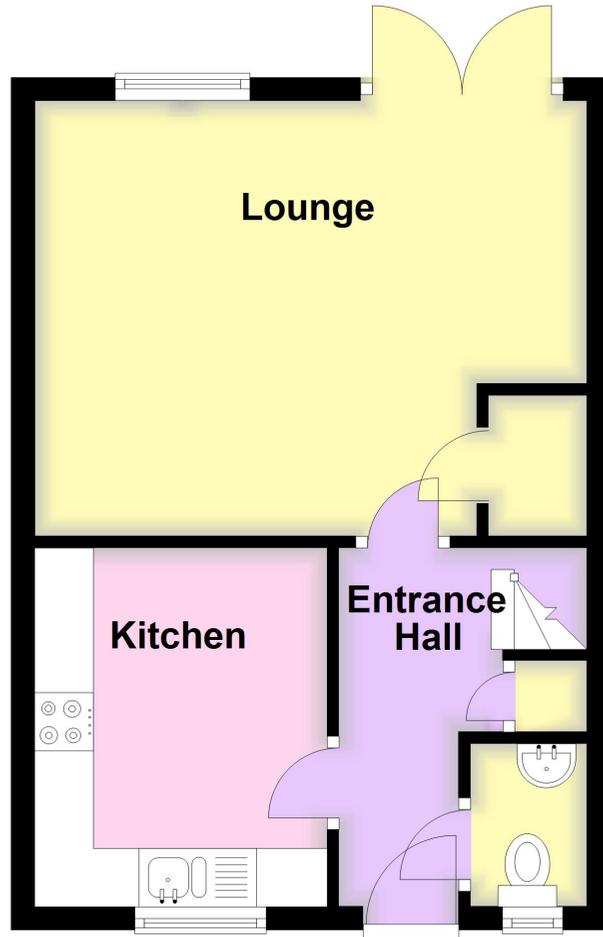
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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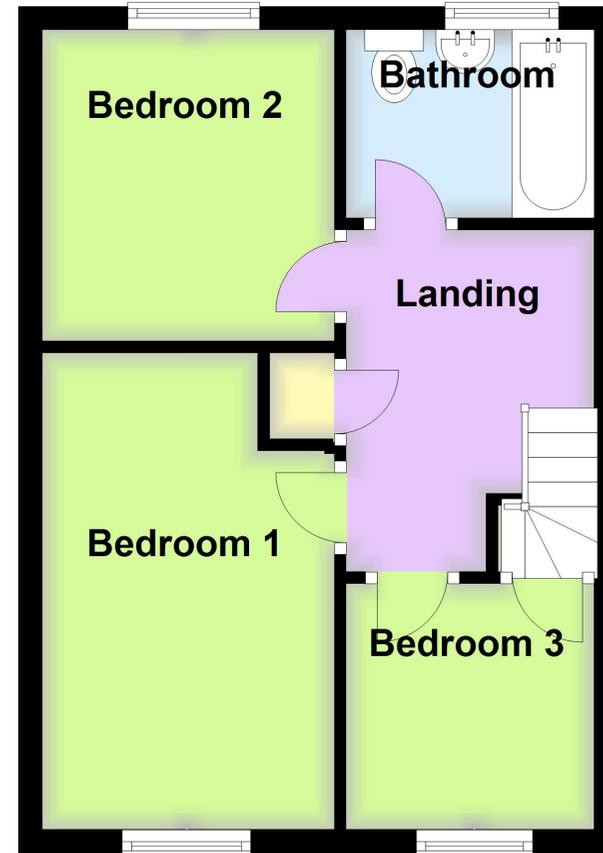
Ground Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(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			