



SHARMAN BURGESS Est 1996
For Sale
01205 361161

£145,000

14 Edinburgh Drive, Kirton, Boston, Lincolnshire PE20 1JX

SHARMAN BURGESS

**14 Edinburgh Drive, Kirton, Boston,
Lincolnshire PE20 1JX
£145,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, stairs rising to first floor landing, under stairs storage cupboard, radiator, ceiling light point.

LOUNGE

14' 2" x 10' 3" (4.32m x 3.12m)

Having window to front aspect, dado rail, coved cornice, ceiling light point, gas fireplace with display mantle and TV housing plinth to left hand side. Archway through to: -

A semi-detached property situated in the popular and well served village of Kirton, being sold with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and a family bathroom. In addition on the ground floor is a lean-to rear entrance with storage area, former coal house and cloakroom. Further benefits include a driveway, gas central heating and rear garden. The property requires modernisation and improvement.



SHARMAN BURGESS



DINING ROOM

10' 7" x 10' 5" (3.23m x 3.17m) (both maximum measurements)
 Having window to rear aspect, radiator, dado rail, coved cornice, ceiling light point.

KITCHEN

10' 5" x 10' 4" (3.17m x 3.15m) (both maximum measurements)
 Having counter tops with stainless steel sink and drainer unit, base level storage units, drawer units, wall mounted storage unit, wall mounted shelving, fitted larder style unit, space for twin height fridge freezer, plumbing for washing machine, space for electric cooker, window to rear aspect, tiled floor, radiator, ceiling light point.

LEAN-TO REAR ENTRANCE

Having sliding door to rear garden, door leading to the driveway.

FORMER COAL HOUSE/STORE

CLOAKROOM

Having high cistern WC.

WORKSHOP/REAR STORE

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, ceiling light point.

BEDROOM ONE

14' 3" x 10' 3" (4.34m x 3.12m) (both maximum measurements)
 Having window to front aspect, ceiling light point, radiator, built-in wardrobe with hanging rail and shelving within, built-in boiler cupboard housing the gas combination central heating boiler.



BEDROOM TWO

8' 4" x 14' 3" (2.54m x 4.34m) (both maximum measurements)

Having window to rear aspect, ceiling light point, built-in wardrobe with hanging rail and shelving within and overhead storage locker.

BEDROOM THREE

9' 5" (maximum measurement including stair bulkhead) x 7' 3" (2.87m x 2.21m)

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

FAMILY BATHROOM

Having a three piece suite comprising high cistern WC, pedestal wash hand basin, panelled bath with mixer tap, hand held shower attachment, tiled splashbacks, radiator, obscure glazed window to rear aspect, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides off road parking. The rear garden initially comprises a concrete hardstanding area leading to the remainder of the garden which has a central pathways with lawned sections to either side and a further paved seating area. The pathway continues to the rear section of the garden which has latterly been used for storage. The gardens are fully enclosed by a mixture of fencing and hedging.

AGENTS NOTE

Prospective purchasers should be aware that the property is of non-standard construction but the vendor has obtained a PRC certificate which is held on file at the agents office.

SERVICES

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

REFERENCE

26181597/26052023/ELS



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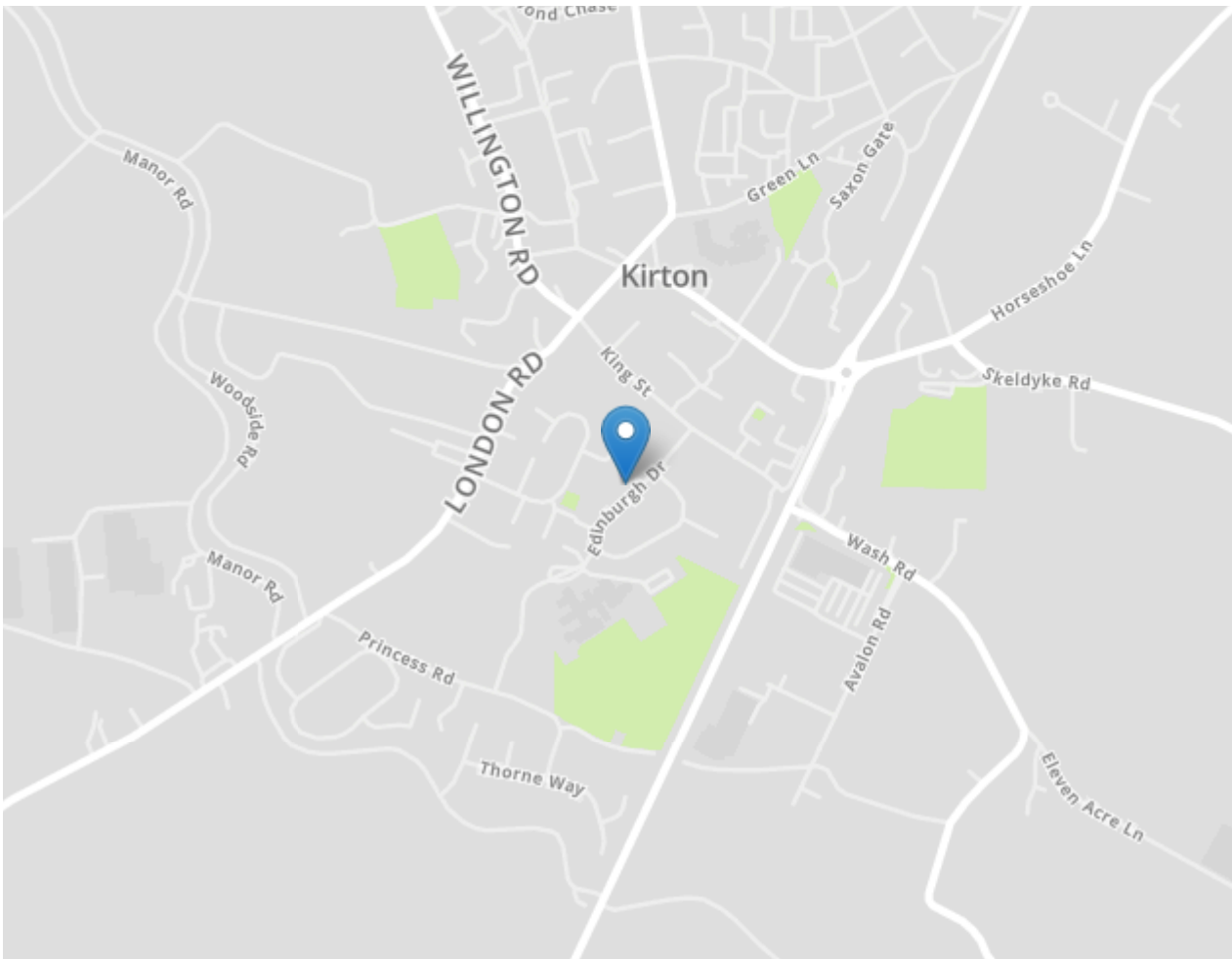
AGENT'S NOTES

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.

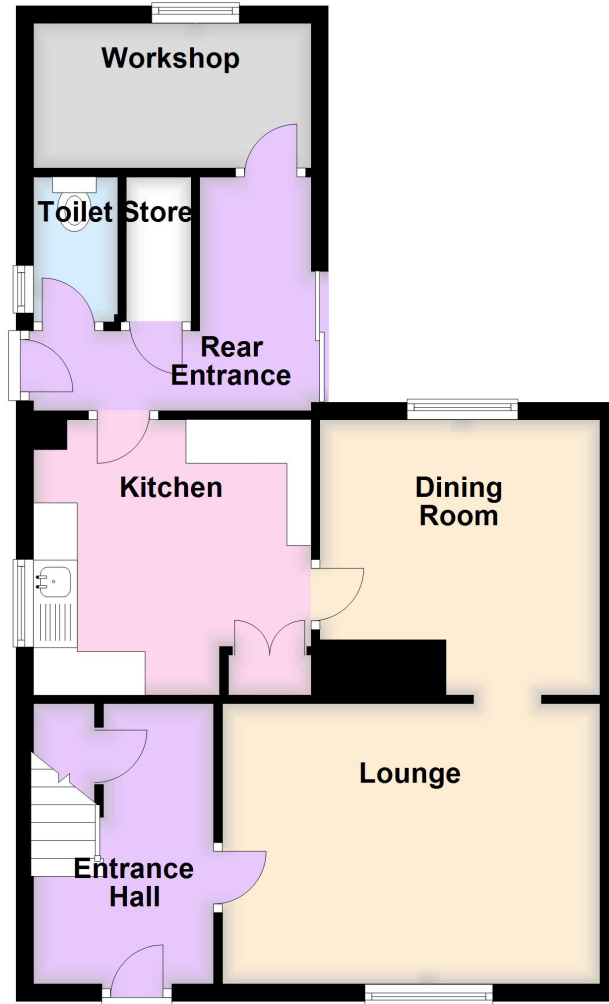
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

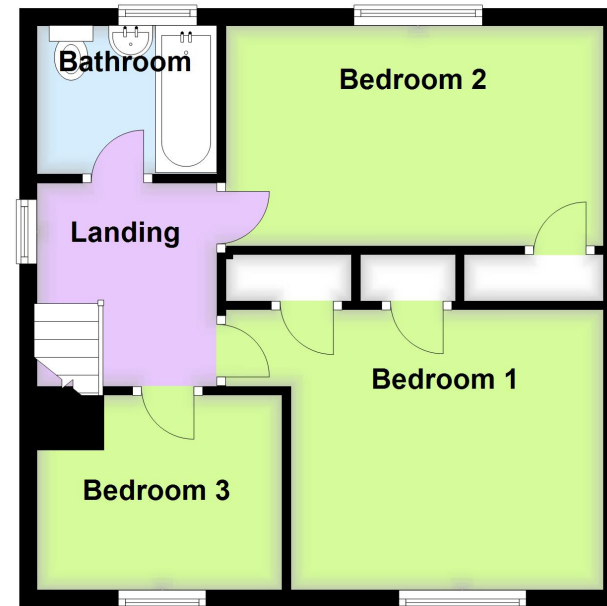
Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	