



**£299,950**

6 Birch Road, Kirton, Boston, Lincolnshire PE20 1DH

**SHARMAN BURGESS**

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PE20 1DH  
£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, bespoke under stairs storage with shelving and coat hanging facility within. Radiator, two ceiling light points.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap, radiator, walls tiled to approximately half height, ceiling light point, extractor fan.

A modern detached property being extremely well presented throughout and situated in the popular and well served village of Kirton. Accommodation comprises an entrance hall with bespoke under stairs storage, ground floor cloakroom, lounge, kitchen diner with integrated appliances and a utility room. To the first floor are four bedrooms, with en-suite shower room to bedroom one, and a family bathroom. Further benefits include a block paved driveway, double garage, gas central heating, uPVC double glazing and enclosed garden to the rear.



**SHARMAN BURGESS**



### LOUNGE

22' 6" (maximum) x 11' 4" (maximum) (6.86m x 3.45m)

With window to front aspect, French doors leading to the rear garden, two radiators, two ceiling light points, TV aerial point, media point.

### KITCHEN DINER

22' 4" (maximum) x 9' 10" (maximum) (6.81m x 3.00m)

Being fitted with a modern kitchen comprising counter tops with matching upstands, inset sink and drainer with mixer tap, extensive range of base level storage units, drawer units including pan drawers and matching eye level wall units, integrated twin ovens and grills, four ring electric hob with stainless steel fume extractor above, integrated dishwasher, integrated fridge and freezer, return work surfaces providing breakfast bar with lighting above, ceiling recessed lighting, ceiling light point to dining area, additional kick board lighting, dual aspect windows, two radiators, wall mounted electric fuse box.

### UTILITY ROOM

With counter top, base level storage units, wall units, plumbing for automatic washing machine, ceiling light point, partially obscure glazed entrance door.

### FIRST FLOOR LANDING

With access to roof space, radiator, ceiling light point, built-in boiler cupboard housing the Ideal Logic gas combination central heating boiler.

### BEDROOM ONE

13' 4" (maximum) x 11' 5" (maximum) (4.06m x 3.48m)

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

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising, shower cubicle with wall mounted mains fed shower, fitted shower screen and tiling within, push button, WC, pedestal wash hand basin with mixer tap, heated towel rail, obscure glazed window to front aspect, electric shaver point, ceiling light point, extractor fan.



**SHARMAN  
BURGESS** Est 1996

#### BEDROOM TWO

13' 3" (maximum) x 10' 2" (maximum) (4.04m x 3.10m)

With window to front aspect, radiator, ceiling light point, TV aerial point, built-in over stairs cupboard.

#### BEDROOM THREE

11' 6" x 8' 9" (3.51m x 2.67m)

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

#### BEDROOM FOUR

8' 8" (maximum) x 8' 6" (maximum) (2.64m x 2.59m)

Currently used as a dressing room. With window to rear aspect, radiator, ceiling light point, TV aerial point.

#### FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted shower above with hand held shower attachment and fitted shower screen, heated towel rail, electric shaver point, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.

#### EXTERIOR

Being approached over a driveway which serves just two other properties and leads to the properties own block paved driveway, which provides off road parking as well as vehicular access to the: -

#### DOUBLE GARAGE

18' 3" (maximum) x 18' 3" (maximum) (5.56m x 5.56m)

With two electric doors, served by power and lighting.

#### REAR GARDEN

Initially comprising a paved patio seating area leading to the remainder which is predominantly laid to lawn, with plant and shrub borders. The garden is fully enclosed by a mixture of wall and fencing and houses a timber garden shed. The garden is served by outside power, tap and lighting.

#### SERVICES

Mains gas, electricity, water and drainage are connected to the property. There is a service charge payable of approximately £198 per annum.

#### REFERENCE

26062024/27857740/DRE



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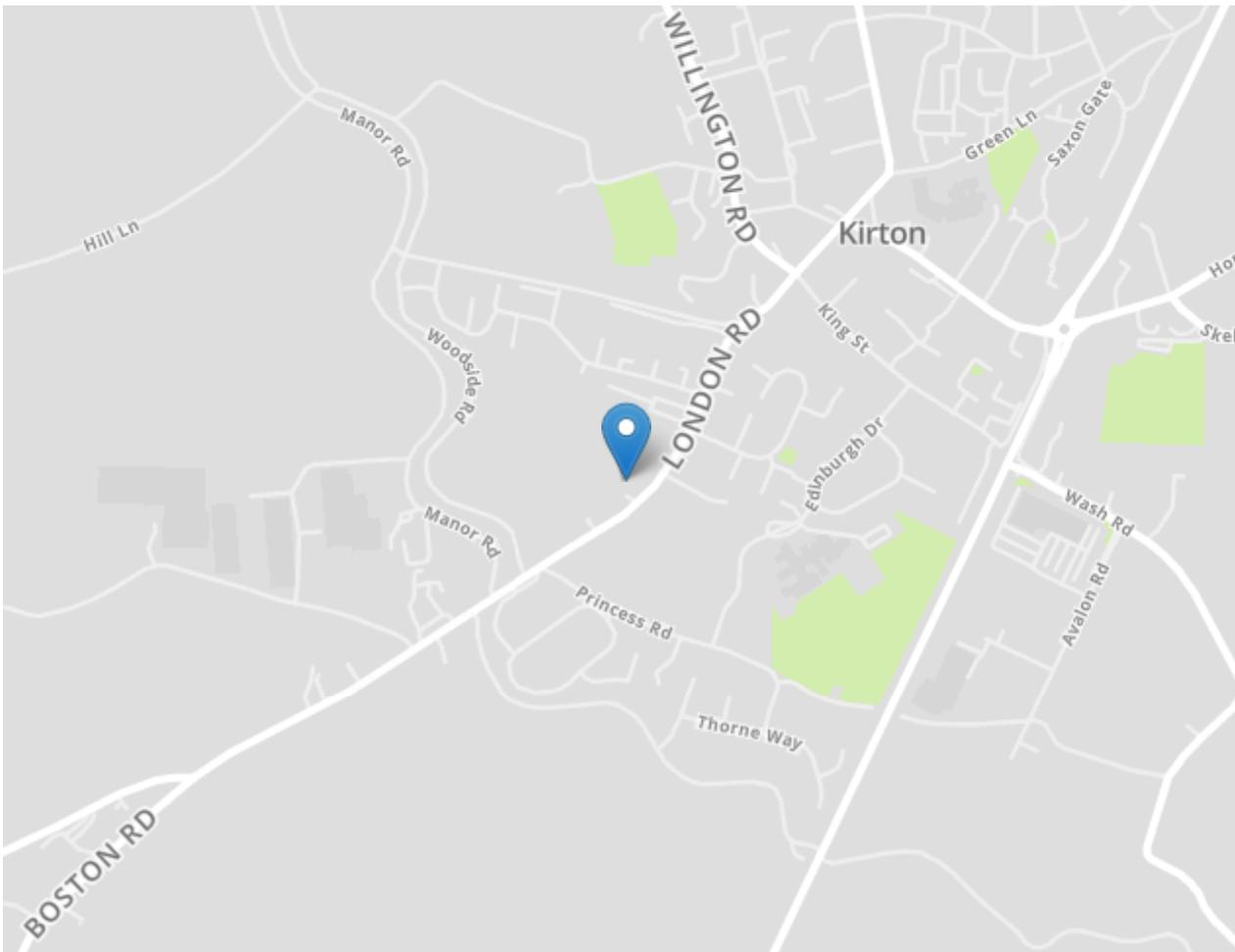
## AGENT'S NOTES

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.

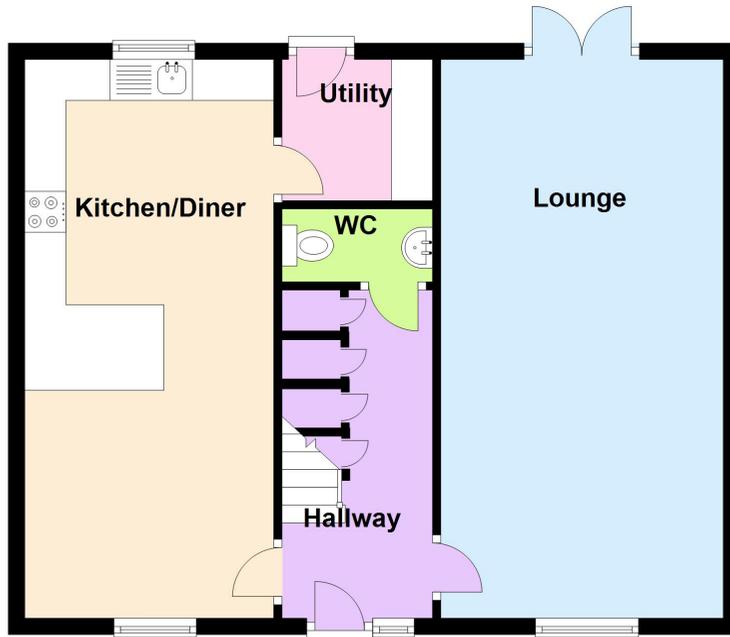
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

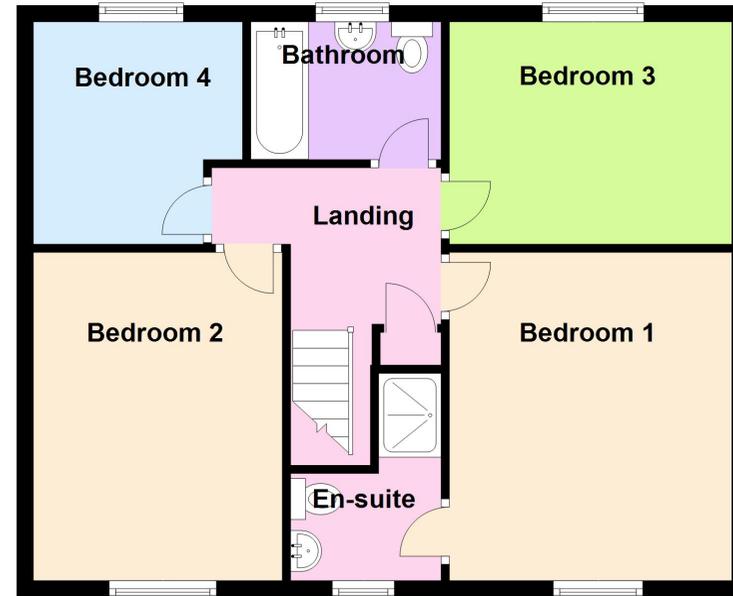
### Ground Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



### First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 116.3 sq. metres (1252.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	