



SHARMAN  
BURGESS  
For Sale  
01205 361161

**£179,950**

44 Horseshoe Lane, Kirton, Boston, Lincolnshire PE20 1LJ

**SHARMAN BURGESS**



**44 Horseshoe Lane, Kirton, Boston,  
Lincolnshire PE20 1LJ  
£179,950 Freehold**

**ACCOMMODATION**

**REAR ENTRANCE PORCH**

11' 9" (maximum) x 4' 3" (maximum) (3.58m x 1.30m)

Having partially glazed rear entrance door, radiator, ceiling light point, windows to rear aspect.

**GROUND FLOOR CLOAKROOM**

Having WC, radiator, tiled floor, ceiling light point within.

A fantastic opportunity to purchase this sizeable end of terrace property with large approximate westerly facing garden to the rear. The property has the additional advantage of a garage and a brick built workshop. Accommodation comprises a rear entrance porch, kitchen diner, lounge, ground floor cloakroom, three bedrooms to the first floor and a modern family bathroom. Further benefits include a driveway, gas central heating and a popular village location.



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#### KITCHEN DINER

17' 0" (maximum at widest point and including staircase) x 11' 7" (excluding part of dining area) (5.18m x 3.53m)

Having roll edge work surfaces, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, plumbing for dishwasher, two radiators, dual aspect windows, ceiling light point to dining area, ceiling recessed lighting to kitchen area, tiled flooring, staircase leading off with space for twin height fridge freezer beneath.

#### LOUNGE

10' 10" (maximum) x 12' 0" (maximum including chimney breast) (3.30m x 3.66m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, wall mounted digital central heating thermostat, living flame coal effect gas fire with fitted inset and hearth and display surround.

#### FIRST FLOOR LANDING

Having radiator, ceiling recessed lighting.

#### BEDROOM ONE

12' 0" (maximum) x 10' 10" (maximum) (3.66m x 3.30m)

Having window to front elevation, radiator, ceiling light point, built-in boiler cupboard housing the Vaillant gas combination central heating boiler.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM TWO

12' 4" (maximum) x 6' 9" (maximum) (3.76m x 2.06m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### BEDROOM THREE

12' 4" (maximum) x 6' 9" (maximum) (3.76m x 2.06m)

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

### BATHROOM

Being fitted with a modern, well appointed suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, tiled flooring, fully tiled walls, heated towel rails, extractor fan, obscure glazed window to rear elevation, ceiling recessed lighting.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. The property benefits from a garage and workshop. The exterior is served by light point.

### GARAGE

17' 6" (maximum) x 8' 3" (maximum) (5.33m x 2.51m)

Having up and over door (with temporary screening which prevents door opening), personnel door to rear garden, served by power and lighting.

### WORKSHOP

9' 7" (maximum) x 14' 7" (maximum) (2.92m x 4.45m)

Of brick construction with corrugated metal roof. Served by power and lighting, personnel door to garden, worktop fitted to the rear with base level storage units beneath.

### REAR GARDEN

A great feature of this property is the the large approximately westerly facing garden situated to the rear, which is predominantly laid to lawn with an area housing raised vegetable beds. A raised decked seating area with pergola provides an ideal entertaining space. The garden houses a timber shed, is fully enclosed by a mixture of fencing and hedging and is served by external tap and lighting.

### SERVICES

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

### REFERENCE

01112024/28307754/BAR





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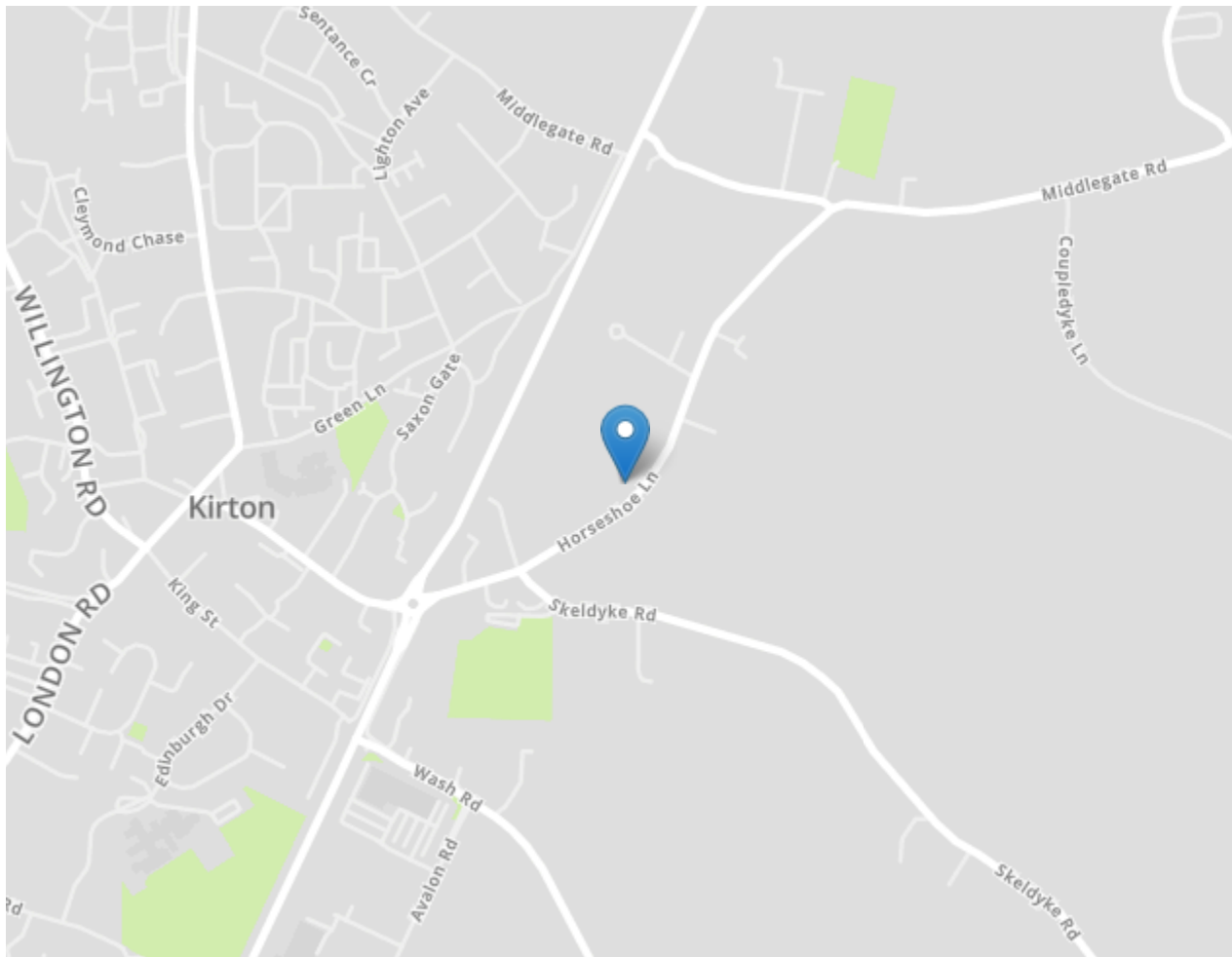
## AGENT'S NOTES

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.

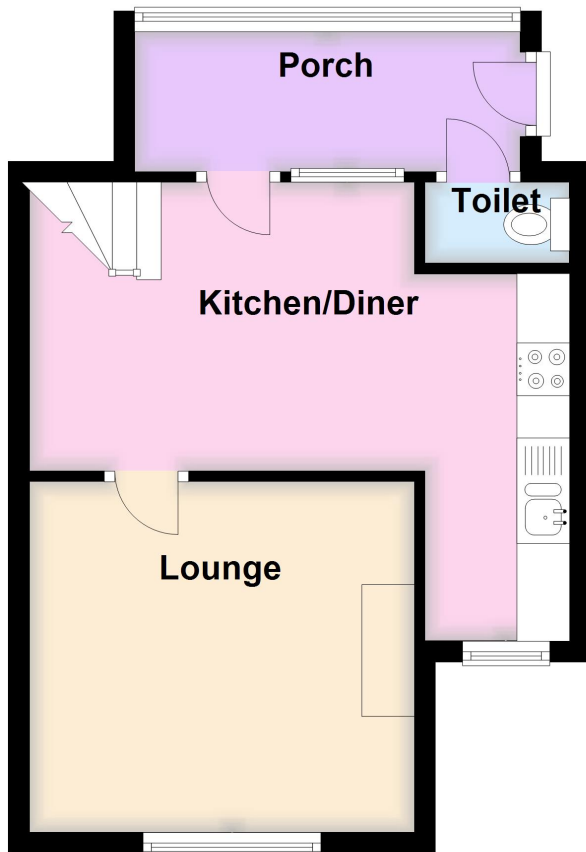


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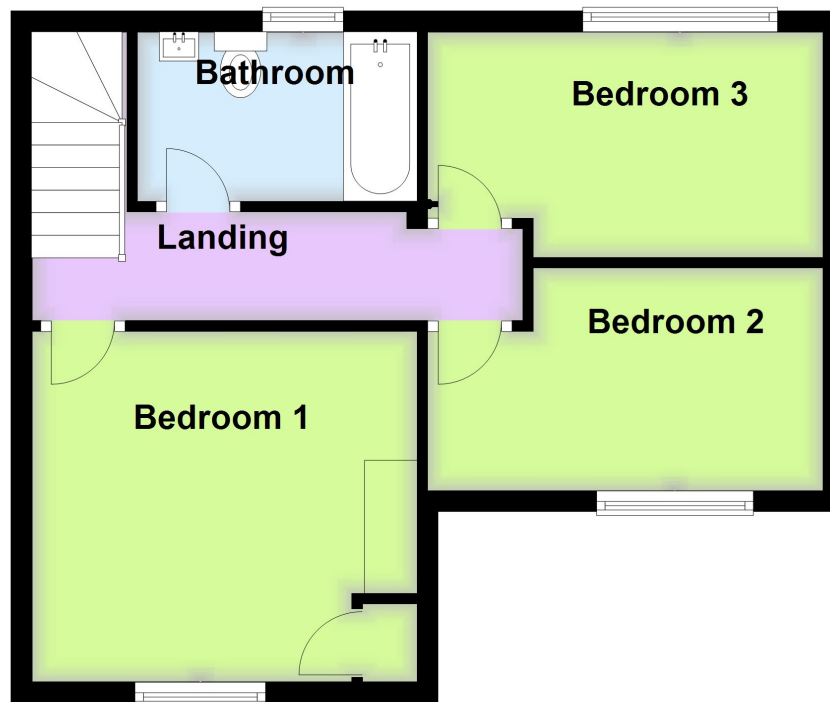
## Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC