



£250,000

81 Woodland Road, Kirton, Boston, Lincolnshire PE20 1BJ

SHARMAN BURGESS

**81 Woodland Road, Kirton, Boston,
Lincolnshire PE20 1BJ
£250,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having an entrance door, wood laminate flooring, radiator, staircase rising to first floor landing.

GROUND FLOOR CLOAKROOM

Having low level push button WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan, wood laminate flooring.

LOUNGE

18' 4" x 10' 7" (5.59m x 3.23m)

Having double glazed window to front and side aspect, TV aerial point, two radiators, central heating heating thermostat Smart control.

A modern three bedroomed detached house situated in the popular and well served village of Kirton, benefitting from off road parking, detached single garage and approximate south facing rear garden. The property is offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, utility and cloakroom. To the first floor are three bedrooms, with en-suite shower room to bedroom one and family bathroom.



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KITCHEN DINER

18' 5" x 10' 6" (5.61m x 3.20m)

Having a fitted kitchen comprising a range of wall and base level units, work surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated oven, electric hob with stainless steel fume extractor above, integrated fridge freezer, ceiling recessed spotlights, double glazed window to front and side aspect, double glazed patio doors leading to the side garden, two radiators, wood laminate flooring.

UTILITY ROOM

Having a continuation of the wood laminate flooring from the kitchen, radiator, wall and base level units, work surfaces, inset stainless steel sink and drainer with mixer tap, extractor fan, space and plumbing for automatic washing machine, space for condensing tumble dryer, door to storage cupboard.

FIRST FLOOR LANDING

Having staircase rising from entrance hall, radiator, access to roof space, airing cupboard housing the gas central heating boiler.

BEDROOM ONE

12' 7" (maximum measurement) x 12' 5" (maximum measurement) (3.84m x 3.78m)

Having double glazed window to front and side aspect, radiator, TV aerial point, ceiling fan light, fitted double wardrobe, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Having a three piece suite comprising low level push button WC, pedestal wash hand basin with tiled splashback, shower cubicle fitted to tiled recess with mains fed waterfall shower with hand held attachment. Heated towel rail, electric shaver point, ceiling recessed spotlights, extractor fan, double glazed window to front aspect, built-in over stairs cupboard.

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.30m)

Having double glazed window to front and side aspect, radiator, ceiling fan light, TV aerial point.

BEDROOM THREE

9' 0" x 8' 6" (2.74m x 2.59m)

Having double glazed window to side aspect, radiator, TV aerial point, ceiling fan light.

FAMILY BATHROOM

Having a three piece suite comprising low level push button WC, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and shower attachment over and shower screen. Partly tiled walls, heated towel rail, electric shaver point, ceiling recessed spotlights, double glazed window to side aspect.

EXTERIOR

To the front, the property benefits from a shaped lawn with paved walkway leading to the front entrance door. A tarmac driveway provides off road parking for two cars as well as access to the garage. Gated access leads to the side and rear garden.

DETACHED SINGLE GARAGE

Having up and over door.

The side and rear garden is initially laid to a paved patio seating area, with shaped lawn and shrub and bush borders. The lawn extends to the rear of the property and the garden is approximately south facing.

SERVICES

Mains gas electricity, water and drainage are connected.

REFERENCE

26881148/24102023/JON



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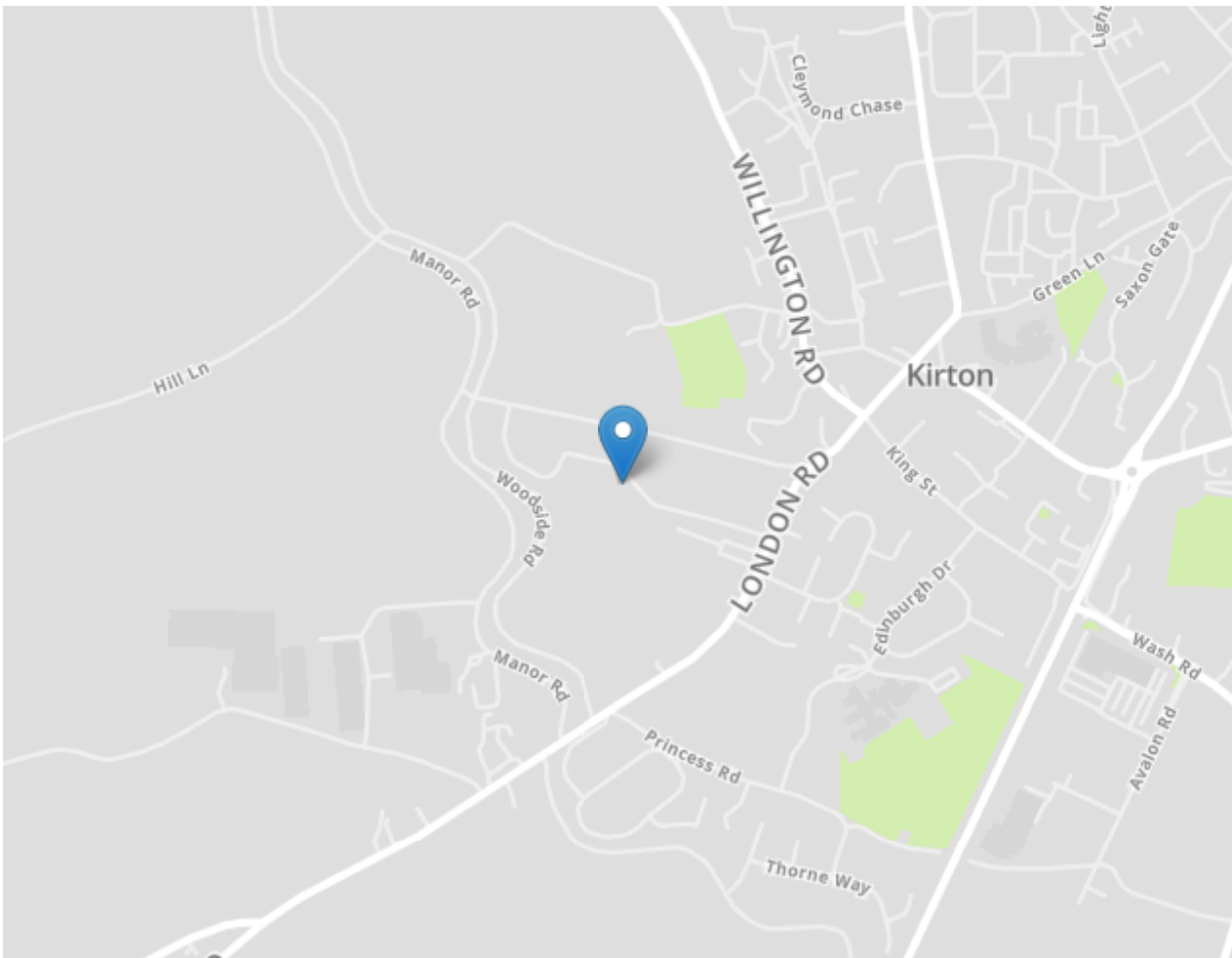
AGENT'S NOTES

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.

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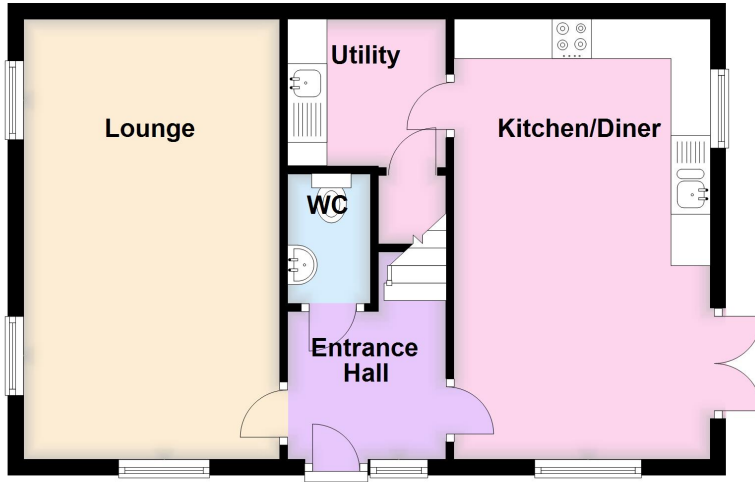
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

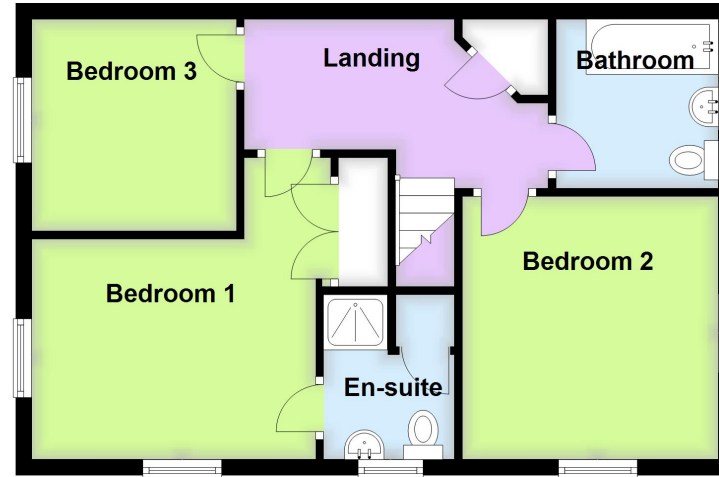


SHARMAN BURGESS

Ground Floor
Approx. 48.7 sq. metres (524.3 sq. feet)



First Floor
Approx. 48.7 sq. metres (524.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(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	