



**£179,950**

10 Boothby Close, Kirton, Boston, Lincolnshire PE20 1EN

**SHARMAN BURGESS**

**10 Boothby Close, Kirton, Boston,  
Lincolnshire PE20 1EN  
£179,950 Freehold**

An extremely well presented three bedrooomed mid terraced property, built by Broadgate Homes. The accommodation comprises an entrance hall, good sized lounge diner, kitchen and ground floor cloakroom. Three bedrooms are arranged off the first floor landing together with a four piece family bathroom. The property benefits from a larger than average sized approximate south facing rear garden, gas central heating, uPVC double glazing and allocated parking to the front.

#### ACCOMMODATION

##### ENTRANCE HALL

Having a partially obscure glazed front entrance door, staircase leading off, window to front elevation, wood effect laminate flooring, radiator, coved cornice, ceiling light point, under stairs storage cupboard with wall mounted coat hooks within.

##### GROUND FLOOR CLOAKROOM

Having a white two piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, wood effect laminate flooring, radiator, electric consumer unit, extractor fan, coved cornice, ceiling light point.



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### LOUNGE DINER

17' 3" (maximum) x 16' 3" (maximum) (5.26m x 4.95m)  
Having French doors to rear aspect, dual aspect windows to the front and rear of the property, wood effect laminate flooring, coved cornice, ceiling light points, two radiators.

### KITCHEN

8' 9" x 7' 5" (2.67m x 2.26m)  
Having roll edge work surfaces with led splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with fume extractor above, automatic washing machine/dryer to be included within the sale, wood effect laminate flooring, coved cornice, ceiling recessed lighting, radiator, window to rear aspect, replaced wall mounted Ideal gas central heating boiler with portable digital Bluetooth control.

### FIRST FLOOR LANDING

Having access to roof space, coved cornice, ceiling light point.

### BEDROOM ONE

12' 10" (maximum) x 8' 10" (maximum) (3.91m x 2.69m)  
Having window to rear aspect, radiator, ceiling light point.

### BEDROOM TWO

11' 8" x 7' 10" (3.56m x 2.39m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.



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Est 1996

### **BEDROOM THREE**

8' 4" (maximum) x 7' 10" (maximum) (2.54m x 2.39m)

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

### **BATHROOM**

9' 3" x 6' 10" (2.82m x 2.08m)

Having a white four piece suite comprising wash hand basin with mixer tap and vanity unit beneath and additional wall mounted storage above, push button WC, bath with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen, led splashbacks, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point, obscure glazed window to front aspect.

### **EXTERIOR**

To the front, the property benefits from an allocated parking space and front garden comprising wood chipped well stocked shrub border which the vendor advises provides good privacy. Paved access leads to the front entrance door. The property enjoys an approximate south facing generous sized rear garden for that of a mid terraced property, comprising a large paved patio seating area providing entertaining space and leading to the remainder of the garden which is predominantly laid to lawn. Paved access leads to a rear entrance gate.

### **SERVICES**

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

### **REFERENCE**

18122025/29800125/CUT



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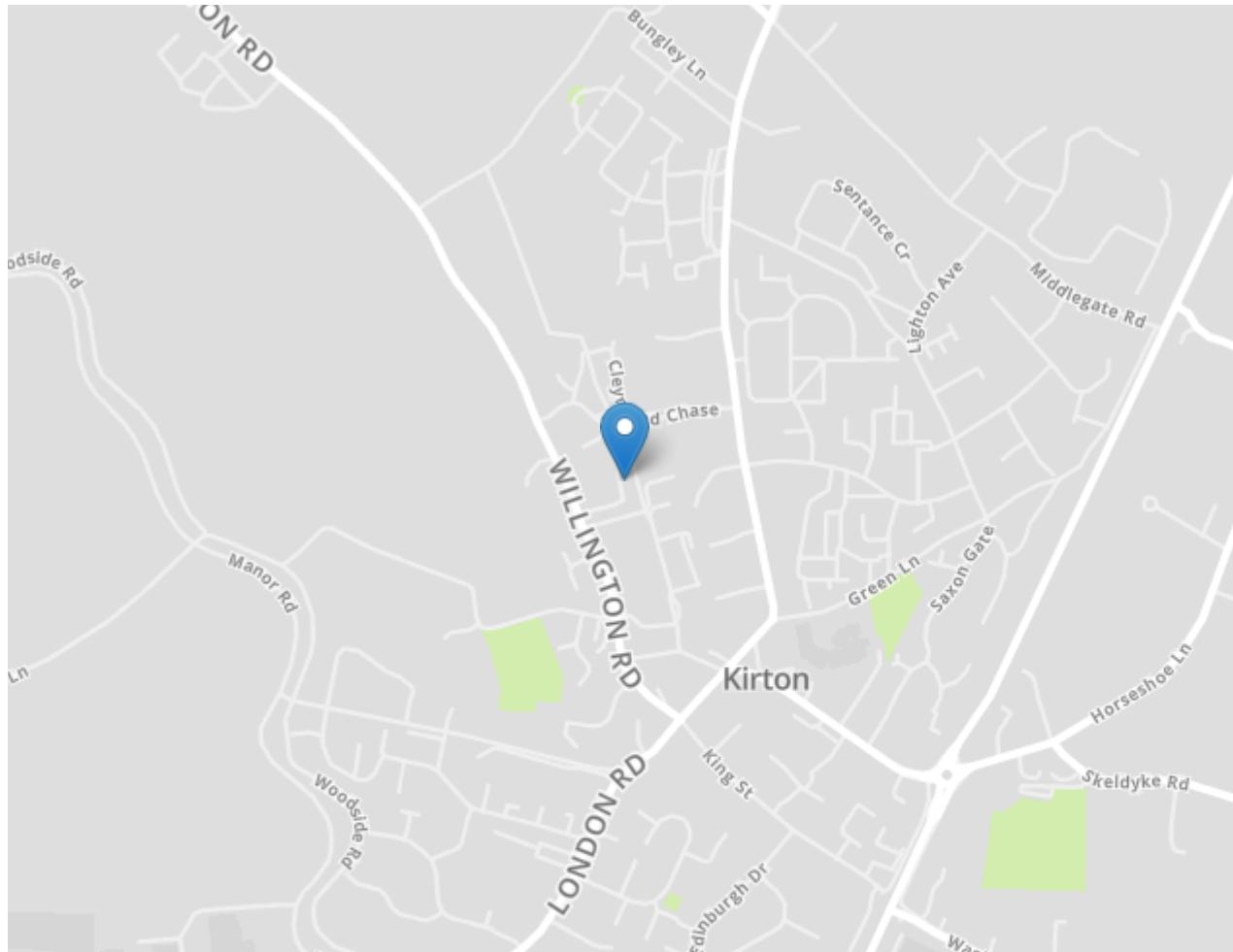
#### AGENT'S NOTES

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.

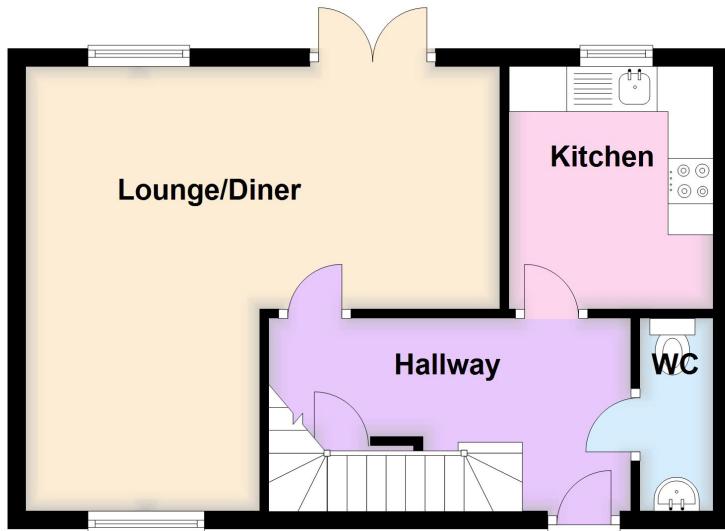
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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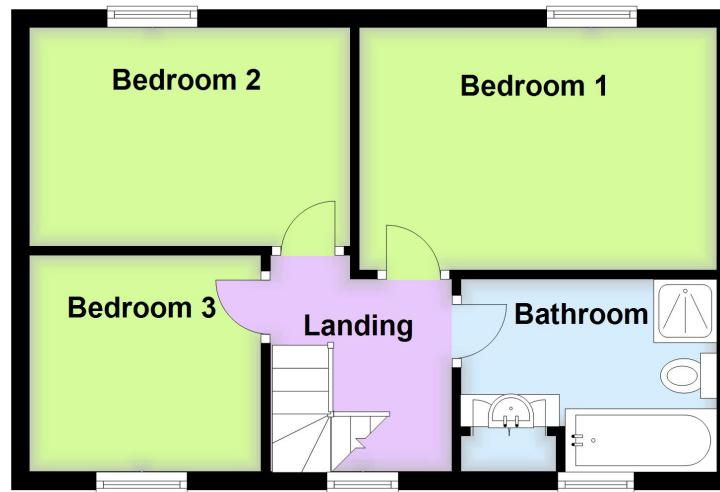
## Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 75.0 sq. metres (807.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	87	
(81-91) B		74
(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		