



£250,000

8 Sycamore Way, Kirton, Boston, Lincolnshire PE20 1AT

SHARMAN BURGESS

**8 Sycamore Way, Kirton, Boston,
Lincolnshire PE20 1AT
£250,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, ceiling light point, extractor fan.

LOUNGE

10' 8" (maximum) x 18' 5" (maximum) (3.25m x 5.61m)
Having dual aspect windows, radiator, ceiling mounted lighting, TV aerial point, telephone point.

A large modern semi-detached property situated on a corner plot within the popular and well served village of Kirton, benefitting from a driveway and garage to the rear. Accommodation comprises an entrance hall, ground floor cloakroom, large modern kitchen diner with breakfast bar and integrated appliances, utility room, lounge, three bedrooms to the first floor, family bathroom and en-suite shower room to bedroom one. Further benefits include uPVC double glazing and gas central heating.



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KITCHEN DINER

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

Having counter top with inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, additional return work surface providing breakfast bar, integrated fridge freezer, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, integrated dishwasher, low level kick board lighting, ceiling recessed lighting, dual aspect windows, French doors leading to the garden, radiator, TV aerial point.

UTILITY ROOM

6' 4" x 5' 11" (1.93m x 1.80m)

Having counter top with stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, vent for tumble dryer, wall mounted shelving, radiator, ceiling light point, under stairs storage cupboard.

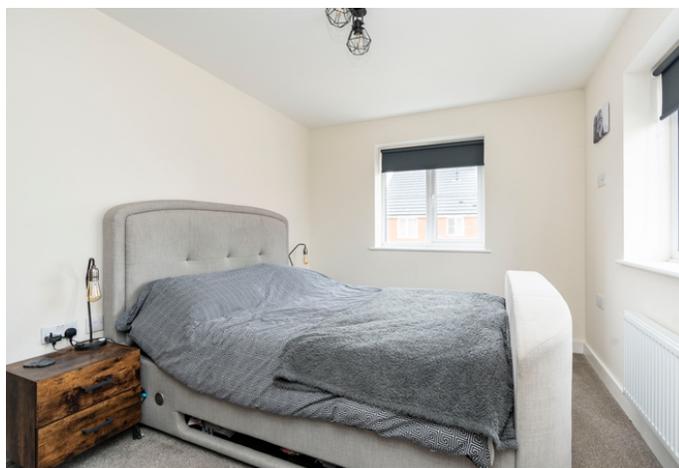
FIRST FLOOR LANDING

Having radiator, ceiling light point, access to loft space, boiler cupboard housing the gas central heating boiler.

BEDROOM ONE

14' 5" (maximum into recess) x 10' 7" (4.39m x 3.23m)

Having dual aspect windows, radiator, ceiling light point, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, heated towel rail, extractor fan, ceiling recessed lighting, obscure glazed window, built-in store cupboard.

BEDROOM TWO

11' 0" (maximum) x 10' 10" (maximum) (3.35m x 3.30m)
Having dual aspect windows, radiator, ceiling light point.

BEDROOM THREE

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

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

FAMILY BATHROOM

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

EXTETIOR

The property is situated on a corner plot, with paved access leading to the front entrance door. A tarmac driveway is situated to the rear of the property and provides off road parking and vehicular access to the: -

SINGLE GARAGE

Of brick and tile construction, with up and over door. Served by power and lighting.

REAR GARDEN

Being initially laid to a paved patio seating area with raised planters, leading to the remainder of the garden which is laid predominantly to lawn. The garden is enclosed by fencing.

AGENTS NOTE

Prospective purchasers should be aware that site fees will be payable and are to be confirmed.

SERVICES

Mains gas, water, electricity and drainage are connected.

REFERENCE

05022025/26862813/WAR



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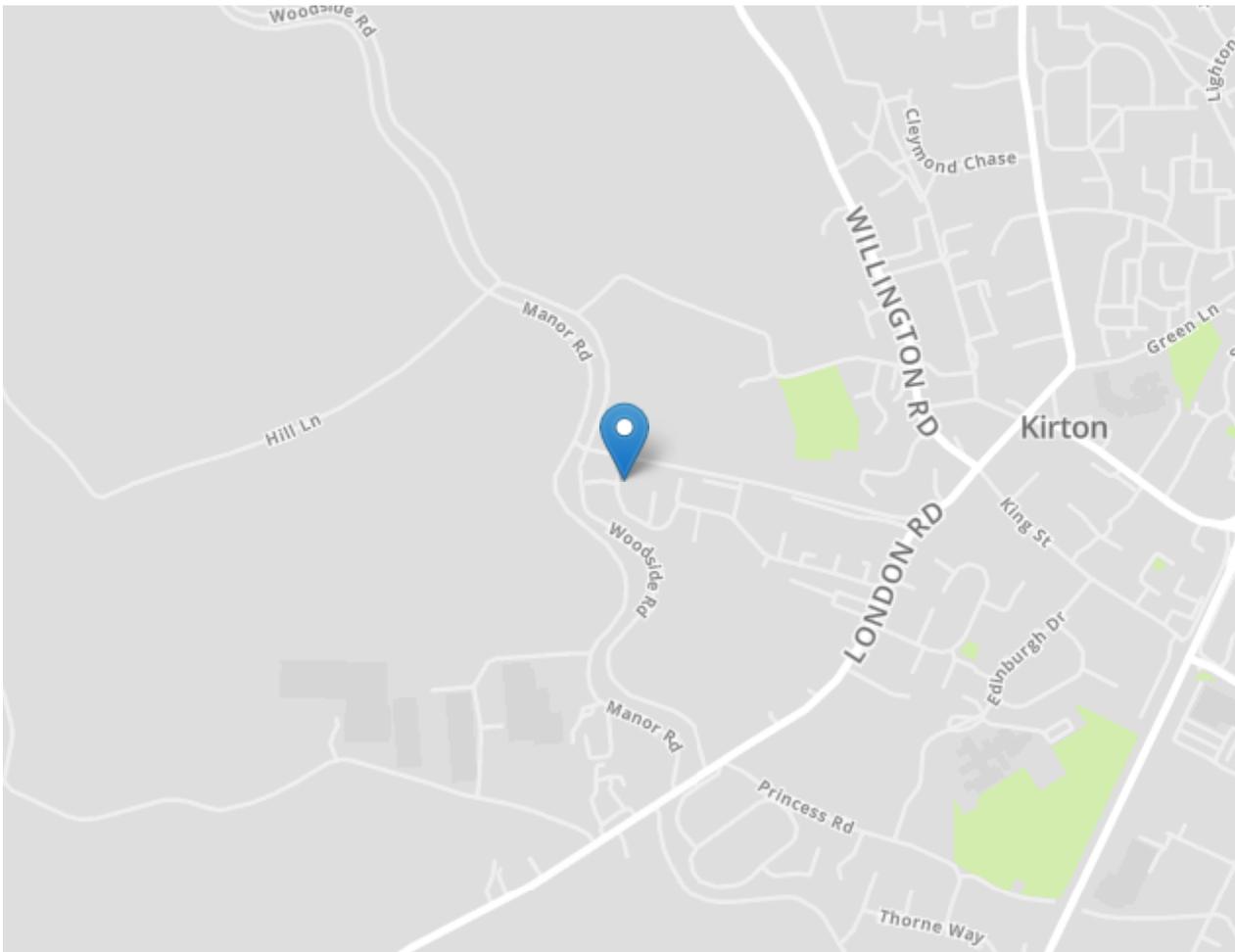
AGENT'S NOTES

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.

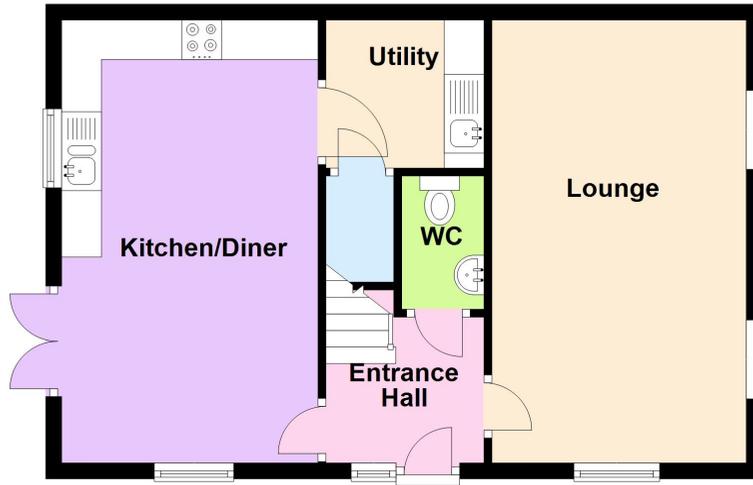
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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	