



£179,950

64 Swift Gardens, Kirton, Boston, Lincolnshire PE20 1EQ

SHARMAN BURGESS

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Lincolnshire PE20 1EQ
£179,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, staircase leading off, ceiling light point, radiator, wall mounted electric fuse box.

An extremely well presented, modern, semi-detached property situated within the popular village of Kirton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance lobby, open plan living area incorporating kitchen, breakfast and seating areas; three bedrooms and a family bathroom. Further benefits include uPVC double glazing, gas central heating and a good sized rear garden.



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OPEN PLAN LIVING AREA

22' 0" x 12' 2" (6.71m x 3.71m) Incorporating kitchen and seating areas.

The kitchen area comprises counter tops with stainless steel 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, return work surface providing breakfast bar, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor, integrated fridge and freezer, concealed Ideal Logic gas combination central heating boiler, window to front aspect, ceiling light point. The seating area comprises two radiators, ceiling light point, TV aerial point and French doors leading to the rear garden,

GROUND FLOOR CLOAKROOM

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

FIRST FLOOR LANDING

Having ceiling light point, staircase leading off.

BEDROOM TWO

12' 2" (into recess) x 7' 8" (maximum) (3.71m x 2.34m)
Having two windows to front aspect, radiator, ceiling light point.

BEDROOM THREE

12' 2" (maximum) x 7' 7" (maximum) (3.71m x 2.31m)
Having window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap with shower attachment and fitted shower screen, pedestal wash hand basin, push button WC, tiled splashbacks, heated towel rail, ceiling light point, extractor fan.

SECOND FLOOR LANDING

Having ceiling light point, built-in storage cupboard.

BEDROOM ONE

8' 10" (maximum excluding bulk head) x 18' 6" (maximum with reduced head height) (2.69m x 5.64m)

Having rooflight windows to front and rear aspects, radiator, ceiling light point, access to roof space.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a tarmac driveway which provides off road parking.

REAR GARDEN

Having an approximate south easterly facing aspect and being predominantly laid to lawn. The garden benefits from a paved patio seating area towards the rear and is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. An annual service charge of £167.06 is payable for the upkeep and maintenance of unadopted roads, walkways and communal green spaces.

REFERENCE

07102024/28293417/KID



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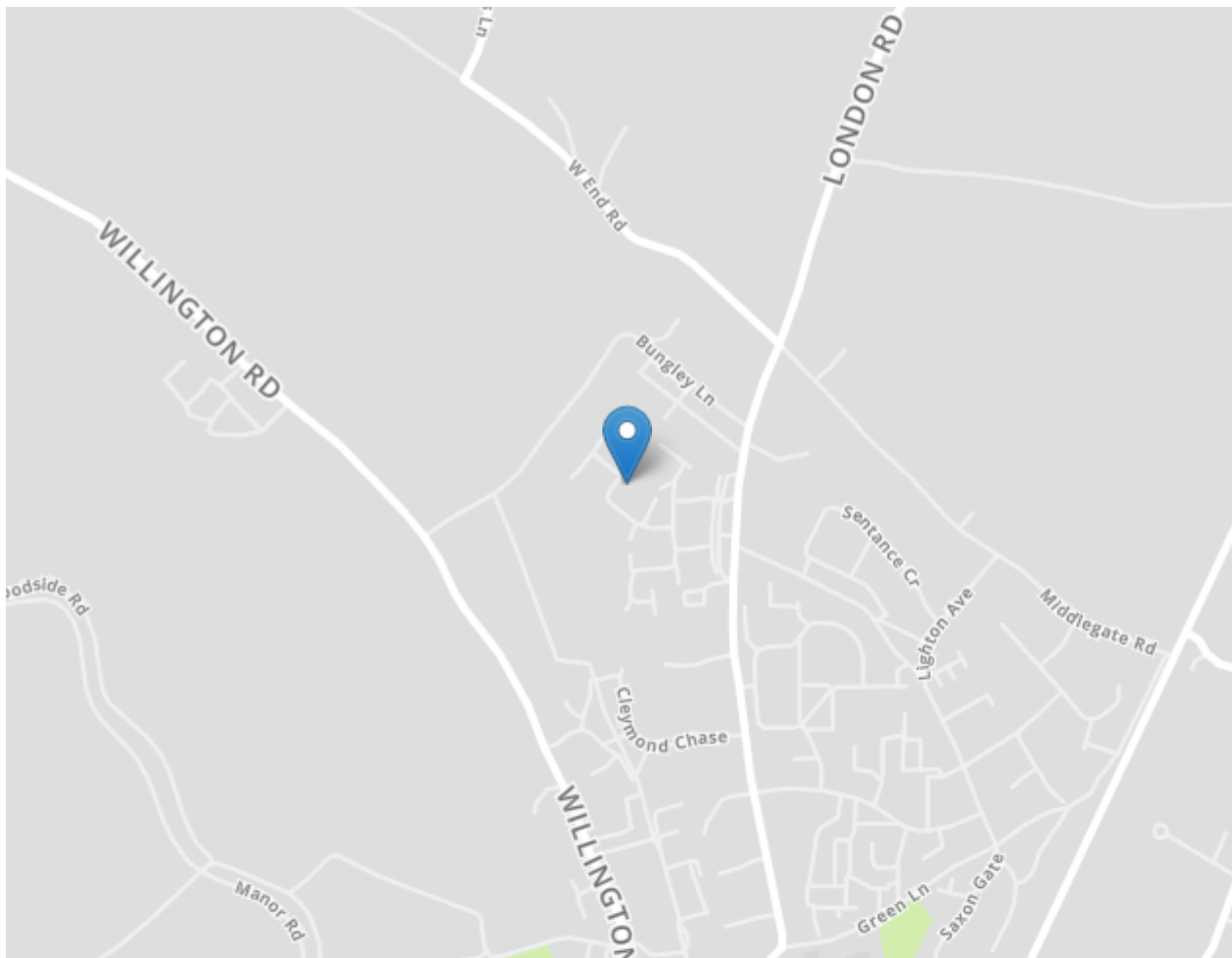
AGENT'S NOTES

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.

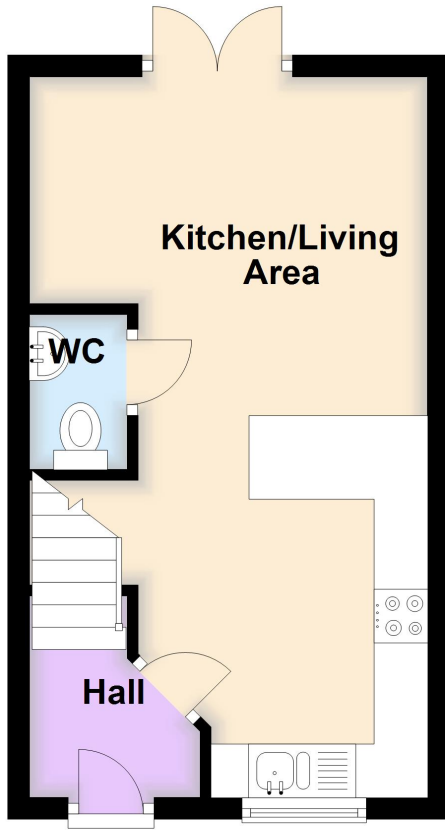
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

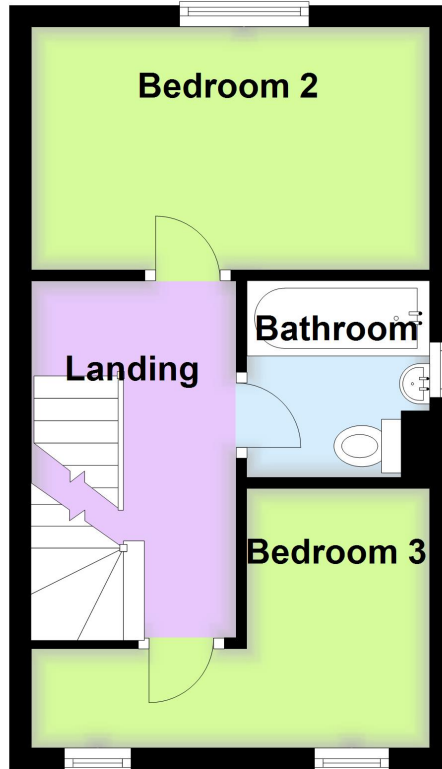
Ground Floor

Approx. 24.9 sq. metres (267.6 sq. feet)



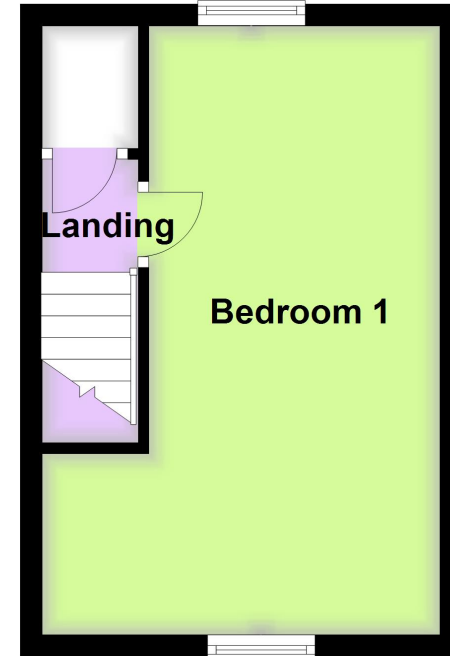
First Floor

Approx. 25.0 sq. metres (269.6 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.1 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	