



£196,500

4 Willow Gardens, Kirton, Boston, Lincolnshire PE20 1DH

SHARMAN BURGESS

**4 Willow Gardens, Kirton, Boston,
Lincolnshire PE20 1DH
£196,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, ceiling light point, radiator.

GROUND FLOOR CLOAKROOM

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

A modern semi-detached property situated within the popular and well served village of Kirton, being well presented throughout. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, three bedrooms to the first floor, with en-suite shower room to bedroom one, and a further family bathroom. Further benefits include a driveway, single garage, enclosed garden, gas central heating and uPVC double glazing.



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LOUNGE

17' 6" (maximum taken into recess) x 11' 10" (measurement taken to staircase) (5.33m x 3.61m)

Having dual aspect windows, two radiators, ceiling light point, TV aerial point, staircase rising to first floor, under stairs storage cupboard.

KITCHEN DINER

10' 3" (maximum into recess) x 14' 11" (3.12m x 4.55m)

Having counter tops 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, integrated fridge and freezer, integrated oven and grill, four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, integrated dishwasher, plumbing for automatic washing machine, concealed water softener, window to rear elevation, French door leading out to the garden, radiator, ceiling recessed lighting to kitchen area, ceiling light point to dining area.

FIRST FLOOR LANDING

Having access to loft space.

BEDROOM ONE

11' 2" (maximum into entrance area) x 9' 7" (3.40m x 2.92m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rails and shelving within and also housing the Ideal Logic combination central heating boiler.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece comprising pedestal wash hand basin with tiled splashback, push button WC, shower cubicle with wall mounted mains fed shower with hand held shower attachment and tiling within and bi-fold shower screen, ceiling recessed lighting, extractor, heated towel rail, electric shaver point, obscure glazed window to rear elevation.

BEDROOM TWO

9' 7" x 8' 0" (2.92m x 2.44m)

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

BEDROOM THREE

8' 4" (maximum into recess) x 6' 7" (2.54m x 2.01m)

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

BATHROOM

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

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which extends to left hand side of the property and provides off road parking as well as vehicular access to the: -

SINGLE GARAGE

Having up and over door, served by power and lighting, French doors opening into the garden.

REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn with gravelled borders to either side and a raised decked seating area to the rear. The garden is fully enclosed by fencing and served by outside tap and lighting.

AGENT'S NOTE

The Agent is aware that a service charge is to become payable on this development, however, nothing is currently in place.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

14072025/29292485/AND



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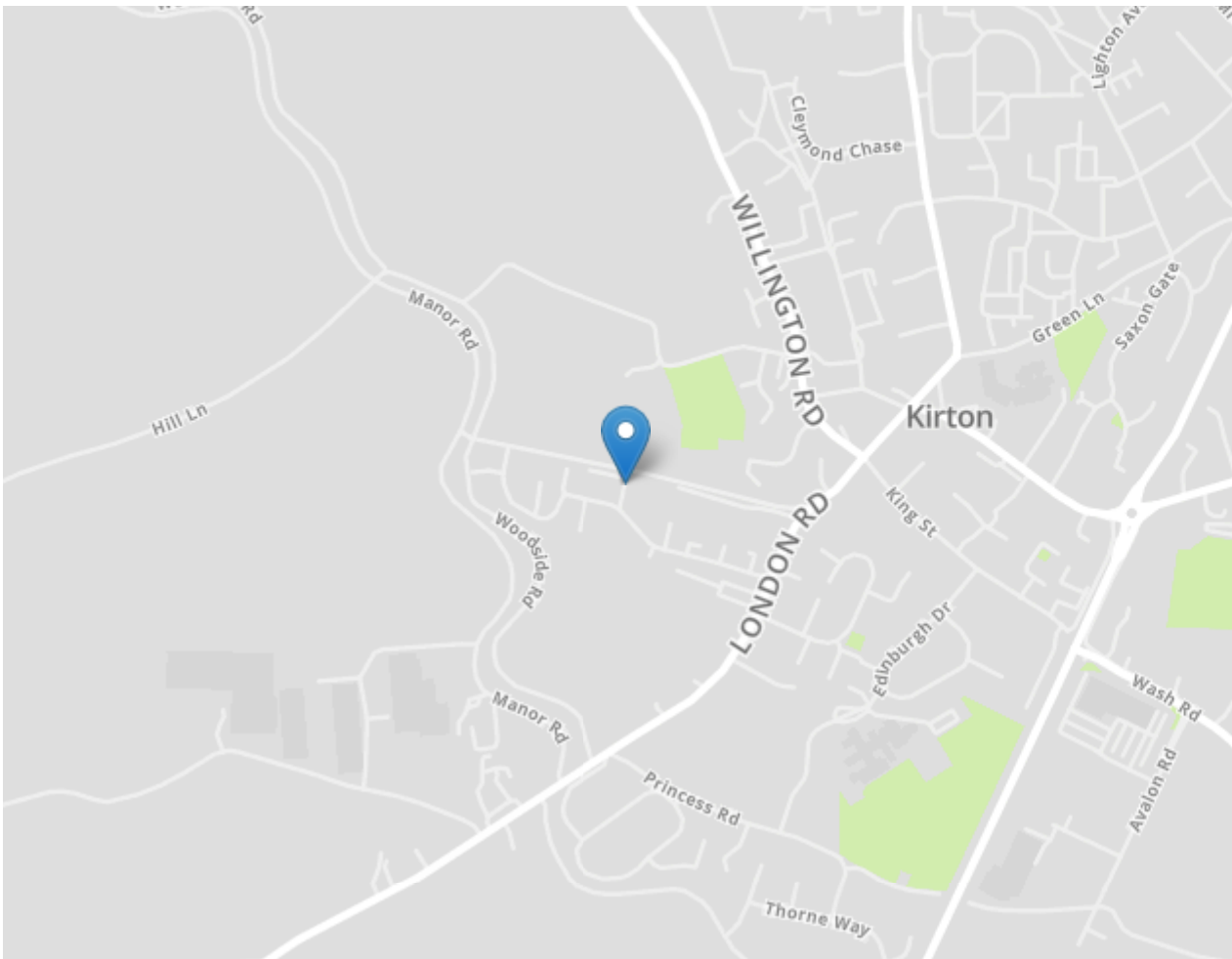
AGENT'S NOTES

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.

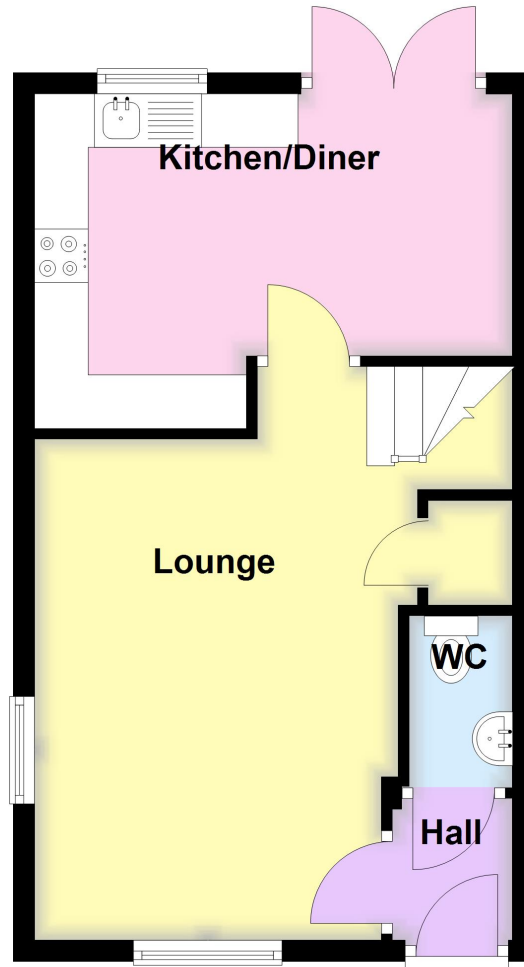
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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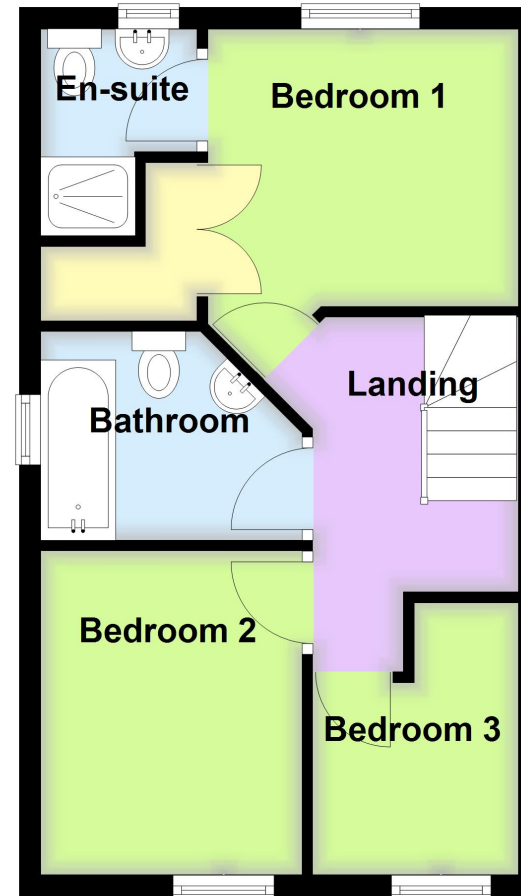
Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.1 sq. feet)

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t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(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