



£277,500

7 Hansard Way, Kirton, Boston, Lincolnshire PE20 1QN

SHARMAN BURGESS

**7 Hansard Way, Kirton, Boston, Lincolnshire
PE20 1QN
£277,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, wall mounted lighting, access to loft space, built-in boiler cupboard housing the refitted ideal gas combination central heating boiler and slatted linen shelving within, built-in cloak cupboard with hanging rails and shelving within.

LOUNGE

16'4" x 11'9" (4.98m x 3.58m)

Having window to front elevation, radiator, coved cornice, two ceiling light points, additional wall light points, TV aerial point, wall mounted digital timer for the central heating.

An extremely impressive detached bungalow situated in the highly sought after and well served village of Kirton. The property is well presented throughout and accommodation comprises an entrance hall, lounge, kitchen, utility room, three double bedrooms, shower room and en-suite shower room to bedroom one. Further benefits include a good sized conservatory, driveway and single garage with electric door, enclosed low maintenance rear garden, uPVC double glazing and gas central heating.



SHARMAN BURGESS



KITCHEN

13'0" x 10'0" (3.96m x 3.05m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer, range of wood fronted base level storage units, drawer units and matching eye level wall units with corner display shelving and additional glazed display cabinets, plumbing for dishwasher, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with illuminated fume extractor above, wall mounted electric heater, coved cornice, ceiling light point, window to rear elevation.

UTILITY ROOM

10'0" x 6'5" (3.05m x 1.96m)

Having roll edge work surface, stainless steel sink and drainer, base level storage units, matching eye level wall units, plumbing for automatic washing machine, dual aspect windows, coved cornice, extractor fan, ceiling mounted strip light, obscure glazed door through to: -

CONSERVATORY

16'8" (maximum) x 9'0" (maximum) (5.08m x 2.74m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having single entrance door, French doors leading to the garden, radiator, wall mounted lighting and power points.

BEDROOM ONE

13'1" x 11'5" (3.99m x 3.48m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, extended tiled splashbacks, tiled flooring, obscure glazed window to side elevation, ceiling light point, extractor fan.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 4" (maximum) x 11' 10" (3.45m x 3.61m)

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

BEDROOM THREE

10' 4" x 8' 4" (3.15m x 2.54m)

Having window to front elevation, radiator, coved cornice, ceiling mounted strip light.

SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted mains fed within and fitted shower screen, WC, pedestal wash hand basin, tiled flooring, extended tiled splashbacks, wall mounted light, ceiling mounted light, wall mounted electric heater, radiator, coved cornice, obscure glazed window, electric shaver point.

EXTERIOR

The property is approached over a block paved driveway which provides off road parking and hardstanding as well as vehicular access to the garage. A pathway leads to the front entrance door and the front garden is laid to a mixture of plant and shrub borders and gravelled areas. There is a low level wall to the front boundary.

GARAGE

16' 8" x 9' 2" (5.08m x 2.79m)

Having electric up and over door, water softener serving the bungalow, power and lighting.

ADDITIONAL STORE/WORKSHOP

Having polycarbonate roof, obscure glazed window, obscure glazed door to rear garden, served by wall mounted strip light and power.

REAR GARDEN

Having been designed with low maintenance in mind and comprising sections of artificial grass, slate borders containing plants and shrubs, paved patio seating areas and sections of block paving. The garden houses a timber storage shed and is fully enclosed by fencing and served by external power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18112025/29705266/HYD



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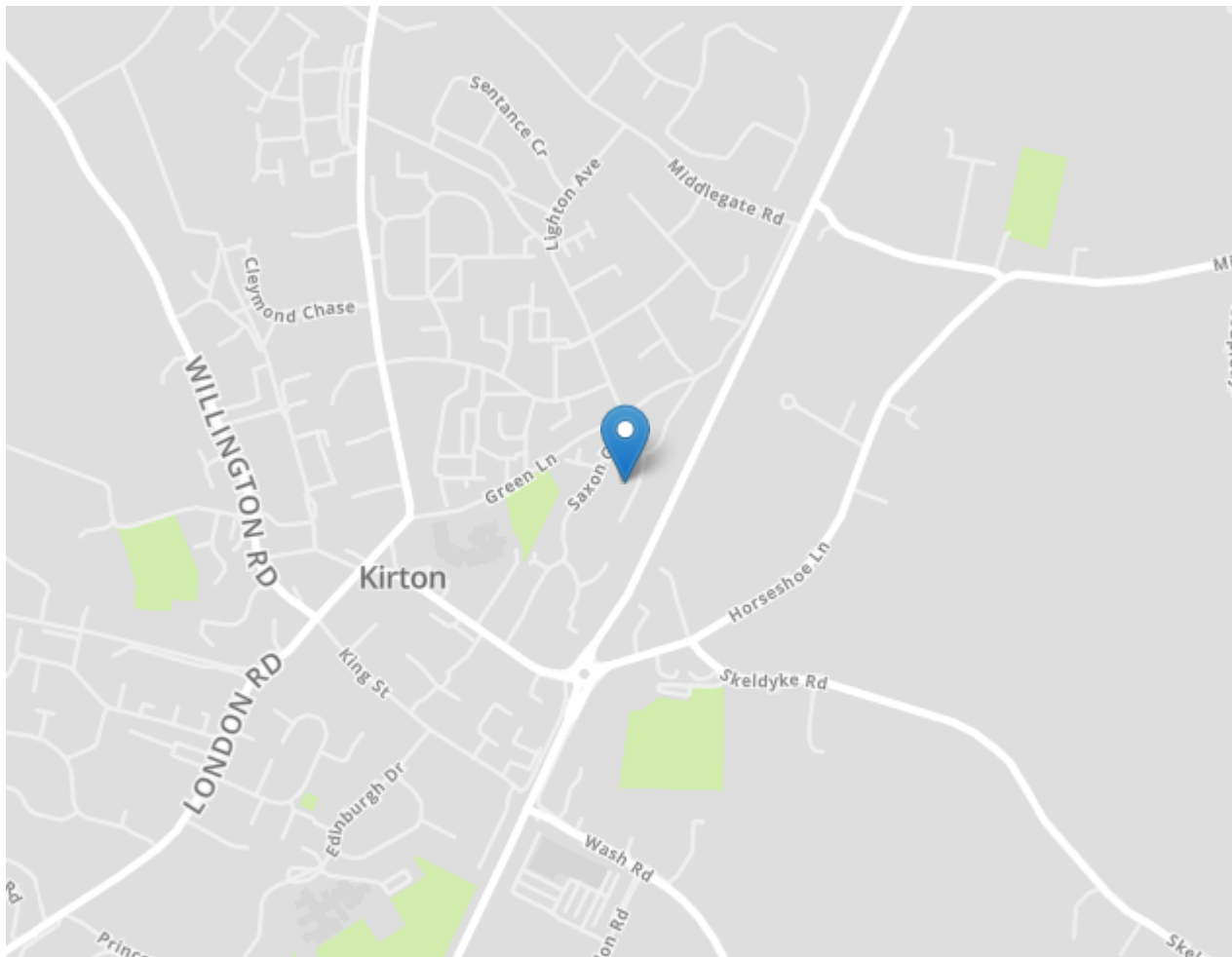
AGENT'S NOTES

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. 126.1 sq. metres (1357.7 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC