



**£295,000**

6 King Street, Kirton, Boston, Lincolnshire PE20 1HX

**SHARMAN BURGESS**

**6 King Street, Kirton, Boston, Lincolnshire  
PE20 1HX  
£295,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door, decorative tiled flooring, further glazed door through to: -

**ENTRANCE HALL**

Having staircase rising to the first floor landing, radiator.

**LOUNGE**

16' 8" (maximum measurement into bay window) x 12' 6" (maximum measurement including chimney breast) (5.08m x 3.81m)

Having feature bay window to front aspect, ceiling light point, radiator.

A large detached period property with extremely versatile living accommodation, Murdoch Troon kitchen and large garden to the rear, providing further scope and potential (s.t.p.p). The accommodation is currently relatively neutrally presented throughout and comprises an entrance hall, lounge, sitting room, breakfast room, Murdoch Troon kitchen, rear entrance lobby and ground floor shower room. The property benefits from two staircases, the first of which leads to a landing with four bedrooms and family bathroom arranged off. The second staircase is located at to the rear of the property and leads to an independent additional bedroom which could also be used as a fantastic office space.



**SHARMAN BURGESS**

### INNER HALL

With ceiling light point with ornamental ceiling rose, radiator.

### SITTING ROOM

15' 2" (maximum measurement into bay window) x 12' 0" ((maximum measurement into chimney breast) 4.62m x 3.66m)

With feature bay window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, fireplace with display surround and gas point.

### DINING ROOM

14' 5" (maximum measurement into bay window) x 12' 4" (maximum measurement including chimney breast) (4.39m x 3.76m)

With bay window to side aspect, ceiling light point, built-in recessed storage cupboards with shelving within.

### INNER LOBBY

With ceiling light point, wall mounted storage.

### WALK-IN PANTRY

10' 2" (measurement taken to built-in cupboards) x 6' 0" (3.10m x 1.83m)

With wall mounted shelving, obscure glazed window to side aspect, ceiling light point, built-in storage cupboards with shelving within.



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### KITCHEN

18' 0" (maximum measurement) x 11' 8" (maximum measurement) (5.49m x 3.56m)

Having a Murdoch Troon fitted kitchen comprising solid wooden work surfaces, range of base level storage units, drawer units and large larder style double unit, space for American style fridge freezer, inset Belfast style sink with mixer tap, Belling Range cooker (to be included within the sale), tiled flooring, three ceiling light points, window to side aspect, radiator, concealed plumbing for dishwasher, concealed gas central heating boiler.

### REAR ENTRANCE HALL

With plumbing for automatic washing machine, radiator, ceiling light point, obscure glazed window, secondary staircase leading to a first floor bedroom.

### GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising WC, shower area with wall mounted mains fed shower, pedestal wash hand basin. Tiled flooring, fully tiled walls, extractor fan, ceiling light point, heated towel rail, obscure glazed window, fitted linen cupboard.

### FIRST FLOOR LANDING

Having main staircase rising from entrance hall, two accesses to roof space, window to side, radiator.

### BEDROOM ONE

14' 1" (maximum measurement) x 12' 6" (maximum measurement) (4.29m x 3.81m)

Having window to front aspect, two radiators, ceiling light point.





#### **BEDROOM TWO**

12' 6" (maximum measurement) x 12' 10" (maximum measurement) (3.81m x 3.91m)

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

#### **BEDROOM THREE**

17' 8" (maximum measurement) x 10' 6" (maximum measurement) (5.38m x 3.20m)

Having two windows to side aspect, ceiling recessed lighting.

#### **BEDROOM FIVE/NURSERY**

6' 9" x 9' 0" (2.06m x 2.74m)

Having window to front aspect, ceiling light point.

#### **FAMILY BATHROOM**

Having a three piece suite comprising WC, bath with mixer tap and hand held shower attachment, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower and hand held shower attachment. Obscure glazed window to rear aspect, heated towel rail, radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### **BEDROOM FOUR**

15' 9" (maximum measurements) x 18' 10" (maximum measurement) (4.80m x 5.74m)

With secondary staircase rising from rear entrance hall, obscure glazed window, Velux window, radiator, ceiling light point, extensive power points. In the Agents the opinion this room would make an ideal office space.



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### EXTERIOR

The property is approached over a dropped kerb which provides vehicular access to the property. To the front is a garden predominantly laid to lawn with flower and shrub borders. There is low level timber fencing to the front boundary.

To the rear, the property benefits from a large rear garden which is predominantly laid to lawn and enclosed to the majority by fencing .

### TIMBER SUMMERHOUSE

11' 7" (internal measurement) x 11' 5" (internal measurement) (3.53m x 3.48m)  
Served by power and lighting.

### AGENTS NOTE

The Vendor would like to make prospective purchasers aware that the driveway is in excess of three metres wide which provide further scope and potential to develop within the rear garden, subject to gaining any necessary planning permissions or consents from the relevant local authority.

### SERVICES

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

### REFERENCE

27063147/15122023/GRI



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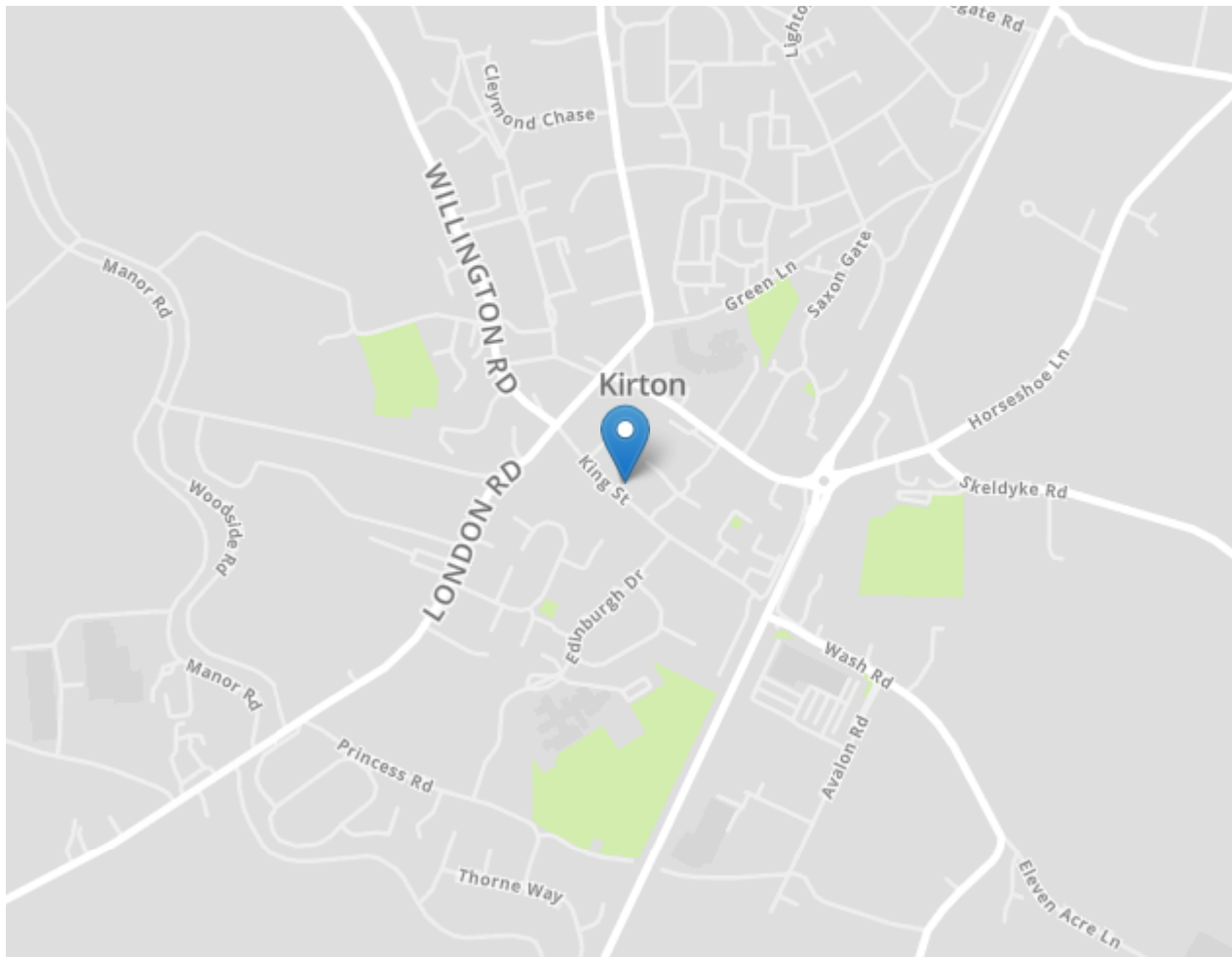
## AGENT'S NOTES

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.

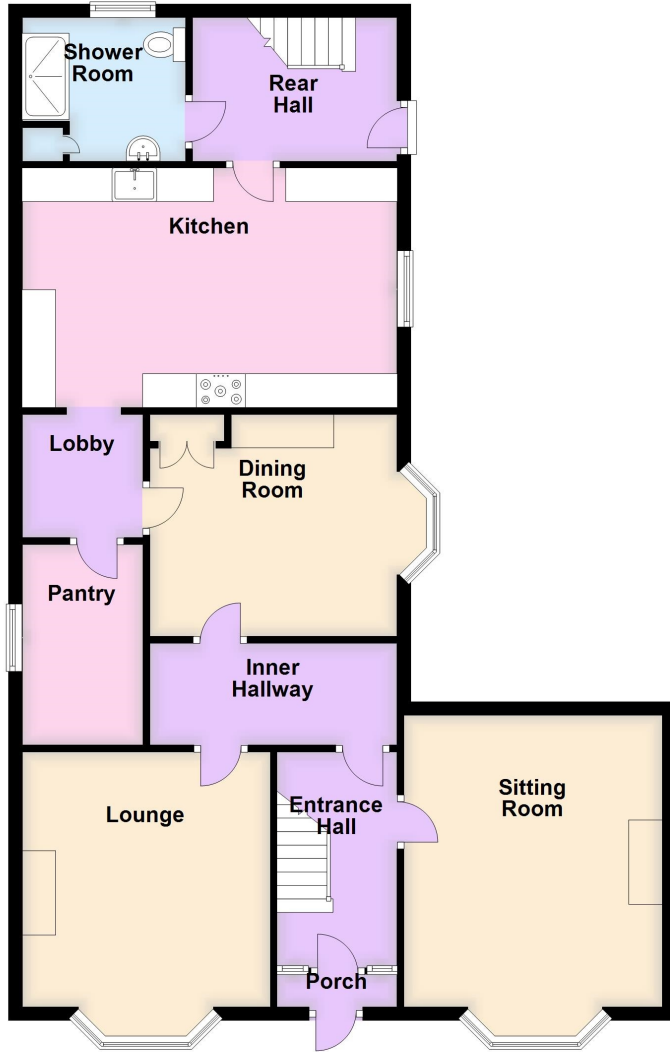
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

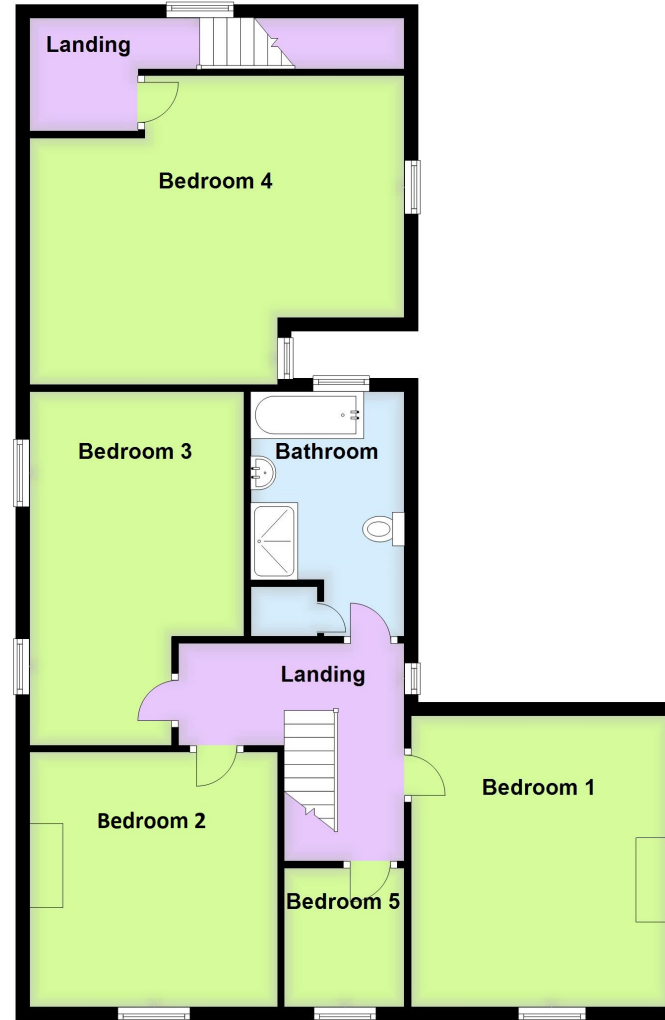


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 99.6 sq. metres (1071.9 sq. feet)



**First Floor**  
Approx. 96.8 sq. metres (1042.3 sq. feet)



Total area: approx. 196.4 sq. metres (2114.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	