



**£249,950**

Lyndale, 3, King Street, Kirton, Boston, Lincolnshire PE20 1HX

**SHARMAN BURGESS**



**Lyndale, 3, King Street, Kirton, Boston,  
Lincolnshire PE20 1HX  
£249,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having a partially glazed front entrance door with additional windows to the front, partially glazed door with additional glazed side panel through to: -

**ENTRANCE HALL**

Having staircase rising to first floor landing, coved cornice, ceiling light point, radiator.

A large detached family home situated on a large plot with approximately south westerly facing gardens to the rear. Accommodation comprises an entrance porch, entrance hall, lounge, dining room, breakfast kitchen, cloakroom, utility room and a sizeable conservatory. To the first floor are three bedrooms and a modern refitted four piece family shower room. The property benefits from uPVC double glazing, gas central heating and a range of owned solar panning which are to be included within the sale. Externally, the property benefits from a substantial driveway, a range of outbuildings and an impressive detached tandem garage/workshop with 3 phase electricity. The property is offered for sale with NO ONWARD CHAIN.



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### LOUNGE

23' 8" (maximum measurement) x 13' 9" (maximum measurement taken at the widest point) (7.21m x 4.19m)

Having window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, fireplace with fitted inset and hearth and display surround with space for electric fire (the vendor informs the agent that there is an open fireplace behind).  
Obscure glazed double doors through to:-

### DINING ROOM

11' 8" (maximum measurement) x 9' 4" (maximum measurement) (3.56m x 2.84m)

Having radiator, coved cornice, ceiling light point, patio doors through to conservatory.

### BREAKFAST KITCHEN

15' 6" (maximum measurement) x 9' 3" (4.72m x 2.82m)

Having roll edge work surfaces with tiled splashbacks and inset one and a half bowl stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units, matching eye level wall units with eye level corner display shelving and glazed display cabinets, integrated double oven and grill, integrated microwave and five ring gas hob with wall mounted circulation fan above, space for standard height fridge or freezer, wall mounted Baxi gas central heating boiler, coved cornice, ceiling mounted strip light, radiator.

### REAR ENTRANCE LOBBY

Having counter top with base level storage beneath, ceiling light point.

### GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC, wash hand basin, fully tiled walls, obscure glazed window, ceiling light point.



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### UTILITY ROOM

Having stainless steel sink, base level storage units, space for twin height fridge freezer, plumbing for automatic washing machine, window to rear aspect, ceiling light point, wall mounted electric fuse box, isolator for solar panels, 3 phase electric box servicing the workshop.

### CONSERVATORY

15' 9" x 11' 6" (4.80m x 3.51m)

Of brick and uPVC double glazed construction with polycarbonate roof. With sliding door leading to the driveway, tiled flooring, wall mounted lighting, wall mounted inverter for the solar panels.

### FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within and over head storage locker.

### BEDROOM ONE

12' 6" (maximum measurement) x 10' 4" (maximum measurement)  
(3.81m x 3.15m)

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

### BEDROOM TWO

10' 4" (maximum measurement including built-in wardrobes) x 10' 9"  
(3.15m x 3.28m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in double wardrobes with hanging rails and set of drawers within and overhead storage lockers.

### BEDROOM THREE

9' 4" (maximum measurement) x 8' 6" (maximum measurement) (2.84m x 2.59m)

Having window to front aspect, radiator, ceiling light point, built-in over bulkhead storage space.



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### **SHOWER ROOM**

Having a refitted four piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, bidet with mixer tap, shower area with wall mounted mains fed shower and hand held shower attachment and fitted shower screen. Tiled floor, fully tiled walls, ceiling recessed lighting, obscure glazed window to rear aspect, heated towel rail.

### **EXTERIOR**

The property is approached via a dropped kerb, leading to a gravelled driveway which extends to both the front and side of the property providing ample off road parking and hardstanding as well as access to the garage and outbuildings. The front garden is predominantly low maintenance and interspersed with shrubs, There is a low level wall to the front boundary. The gravelled driveway leads to a block paved hardstanding parking space which also provides vehicular access to the garage.

### **LARGE TANDEM GARAGE/WORKSHOP**

39' 10" (maximum measurements) x 11' 3" (maximum measurement taken at the widest part) (12.14m x 3.43m)

Having double doors to the front aspect, personnel door to garden, window to side aspect, served by 3 phase electricity, single phase electricity and lighting.

### **ADDITIONAL WORKSHOP/STORE**

15' 9" x 13' 5" (4.80m x 4.09m)

Served by 3 phase electricity, power and lighting.



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#### LEAN-TO GLASSHOUSE AND FORMER SAWDUST STORE

Situated to the rear of the Tandem garage/workshop and additional workshop/store, providing an ideal space for growing fruit and vegetables.

The property enjoys a large rear garden with a pleasant approximate south westerly facing aspect, with the first section having shaped lawned areas with flower and shrub borders. An archway leads through to a hardstanding area to where the aforementioned outbuildings are located. The garden continues down to large sections of lawn interspersed by a variety of fruit trees including apples, pears and plums. The garden is served by an outside tap and lighting.

#### ADDITIONAL SHED/STORE

14' 6" x 7' 5" (4.42m x 2.26m)

Served by power and lighting.

#### FURTHER SHED/STORE

22' 0" (maximum measurement) x 9' 5" (6.71m x 2.87m)

Served by power and lighting.

#### SERVICES

Mains gas, electricity, water and drainage are connected to the property. Prospective purchasers should be aware that the property and tandem garage are fitted with 18 solar panels which are currently benefitting from an extremely healthy feeding tariff, which will be passed to the new owner.

#### REFERENCE

22012024/26490895/DUL



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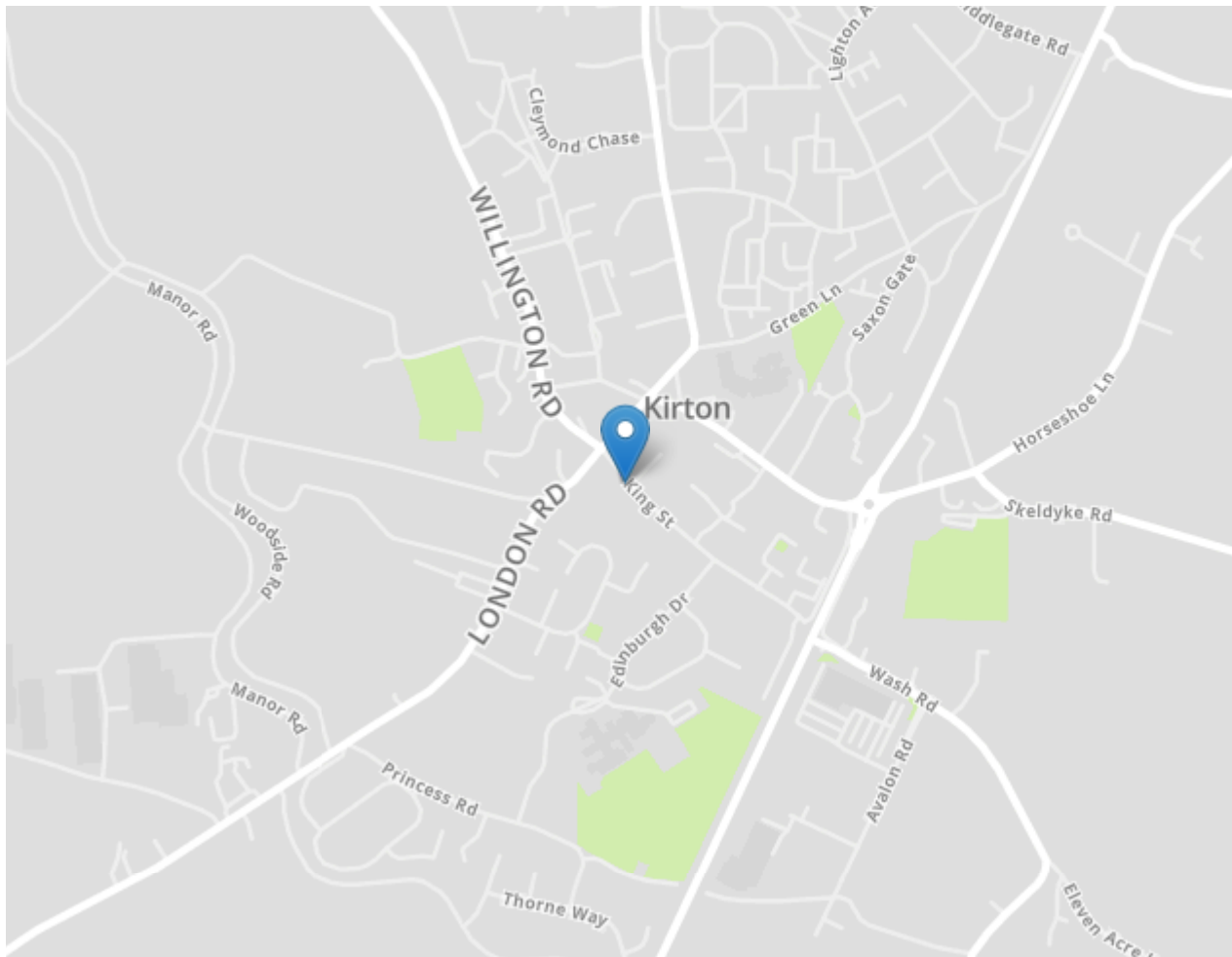
## AGENT'S NOTES

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.

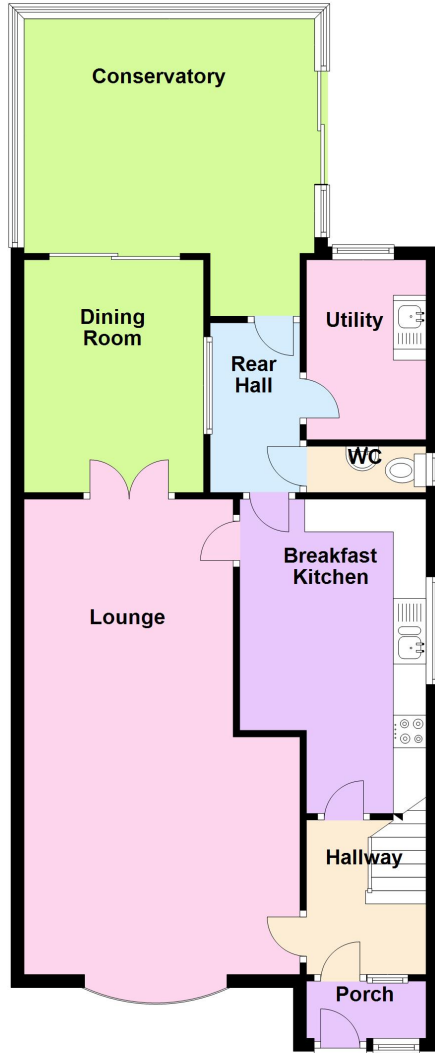
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



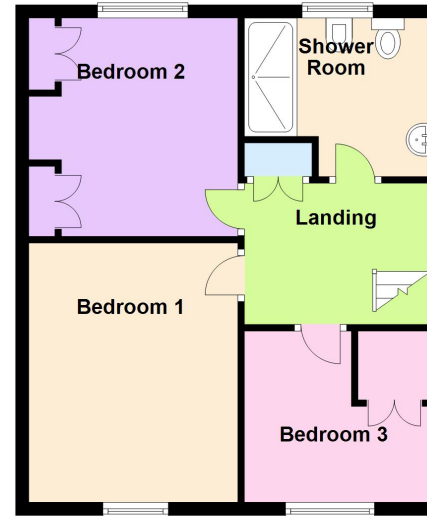
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**Ground Floor**  
Approx. 85.6 sq. metres (921.5 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 131.0 sq. metres (1410.0 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	57	69
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	