



£650,000

Bailey Walls, Skeldyke Road, Kirton, Boston, Lincolnshire PE20 1LR

SHARMAN BURGESS

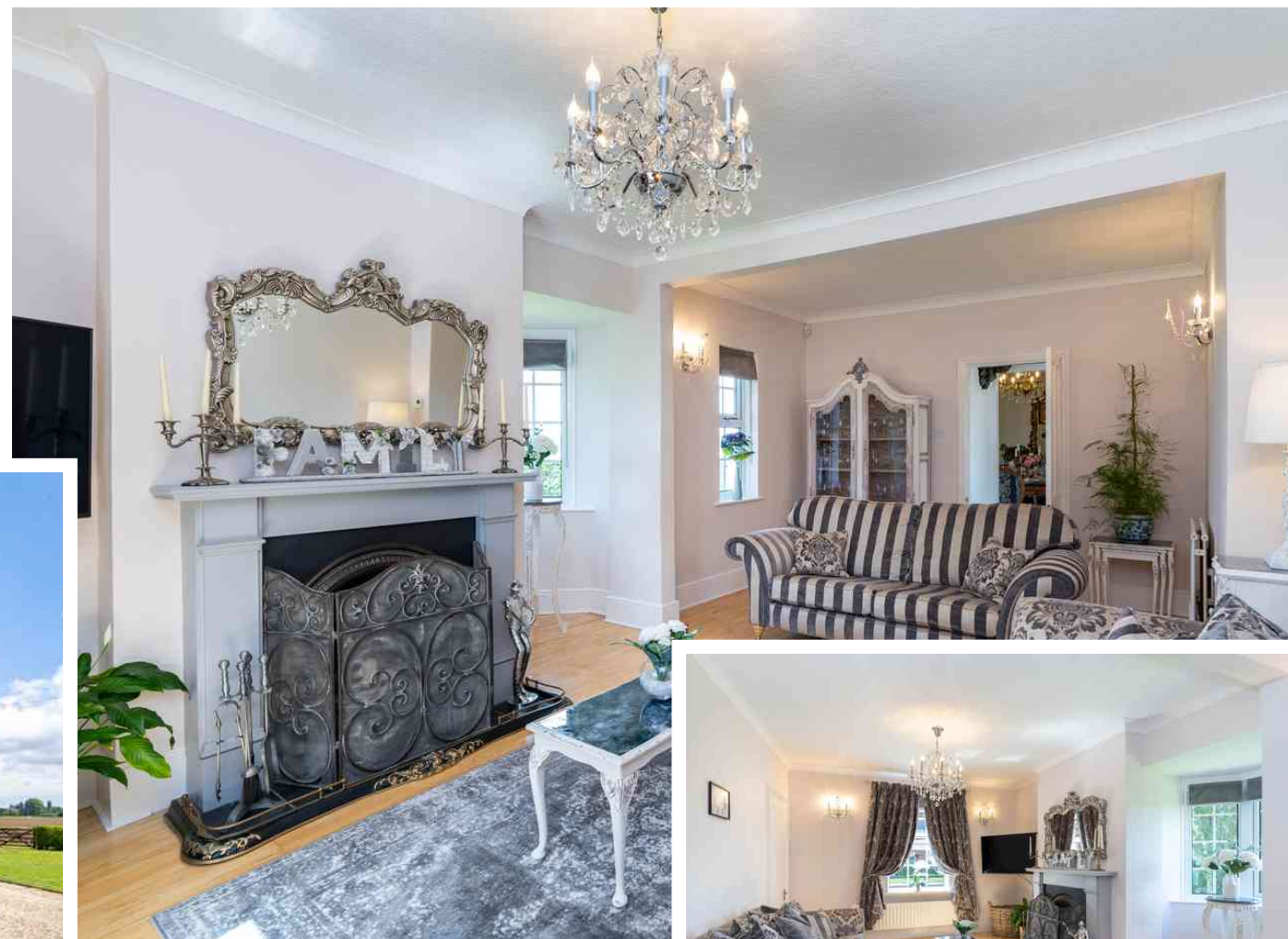
**Bailey Walls, Skeldyke Road, Kirton, Boston,
Lincolnshire PE20 1LR
£650,000 Freehold**

ACCOMMODATION

With partially obscure glazed front entrance door with obscure glazed windows to either side leading into the entrance lobby.

ENTRANCE LOBBY

With tiled floor, staircase with stair runner carpet and brass carpet rods leading to the first floor, ceiling light point, radiator.



SHARMAN BURGESS

LOUNGE

21' 5" (maximum measurement) x 16' 0" (maximum measurement into bay window) (6.53m x 4.88m)

With dual aspect windows to both the front and side with feature bay window and alcove to the side elevation, two radiators, coved cornice, ceiling light point, additional wall light points, feature open fireplace with cast iron inset, tiled hearth and display surround, TV aerial point.

KITCHEN DINER

21' 5" x 17' 8" (6.53m x 5.38m) (both maximum measurements)

The kitchen area comprises roll edge work surfaces with tiled splashbacks and inset one and a half bowl inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, island with matching roll edge work surface and base level storage beneath, integrated low level oven and grill, four ring electric hob, further integrated waist height oven and grill, integrated microwave oven, integrated dishwasher and integrated fridge and freezer, dual aspect windows, coved cornice, ceiling recessed lighting, tiled floor, under stairs storage cupboard with quarry tiled floor. An archway leads through to the dining area, which has dual aspect windows to the front and side of the property, two radiators, coved cornice and ceiling light point.



**SHARMAN
BURGESS** Est 1996

GALLERIED ENTRANCE HALLWAY

10' 1" x 13' 5" (3.07m x 4.09m) (both maximum measurements)
With an additional spiral staircase rising to the first floor, Amtico tiled flooring, radiator, wall light points, wall mounted metal electric consumer unit, door leading to the driveway.

FORMAL DINING ROOM

18' 8" x 9' 6" (5.69m x 2.90m) (both maximum measurements)
With window to side aspect, French doors leading to the side of the property, radiator, coved cornice, ceiling light point, additional wall light points.

BOOT ROOM

8' 5" x 8' 1" (2.57m x 2.46m)

With wall mounted Ideal LPG central heating combination boiler, Amtico tiled flooring, ceiling light point, window to side aspect.

UTILITY ROOM

9' 7" x 13' 9" (2.92m x 4.19m) (both maximum measurements)

With roll edge work surfaces with Belfast style sink and tiled splashbacks, base level storage units, wall mounted units, eye level corner display shelving and glazed display cabinet, space for chest freezer, radiator, ceiling light point, access to boarded loft space, obscure glazed door leading to the exterior.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a push button WC, corner wash hand basin, tiling to approximately half height, obscure glazed window, ceiling light point.





VAULTED RECEPTION ROOM

38' 9" x 14' 0" (11.81m x 4.27m)

This hugely impressive room benefits from a vaulted ceiling, French doors with windows to either side leading to the driveway, additional French doors leading out to a further side garden, Oak flooring, four radiators, ceiling recessed lighting, additional wall light points, door to studio/potential annexe (s.t.p.p).

MASTER BEDROOM

12' 10" x 13' 0" (maximum measurement including chimney breast) (3.91m x 3.96m)

With two windows to the front aspect, two windows to the side aspect, radiator, coved cornice, ceiling light point, solid Oak flooring.

EN-SUITE SHOWER ROOM

With a three piece suite comprising a pedestal wash hand basin, corner shower cubicle with wall mounted mains fed shower within, WC, radiator incorporating towel rail, tiled floor, wall tiled to approximately half height, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.

BEDROOM TWO

12' 10" x 11' 10" (3.91m x 3.61m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, solid Oak flooring.

BEDROOM THREE

10' 9" x 8' 0" (3.28m x 2.44m)

Currently used as a dressing room. With window to side aspect, radiator, coved cornice, ceiling light point, solid Oak flooring.



**SHARMAN
BURGESS** Est 1996

BEDROOM FOUR

10' 0" x 9' 6" (3.05m x 2.90m)

With window to side aspect, radiator, coved cornice and ceiling light point.

BEDROOM FIVE

18' 6" x 8' 3" (5.64m x 2.51m)

With dual aspect windows to the side and rear of the property, two radiators, coved cornice, ceiling light point.

FAMILY SHOWER ROOM

With a three piece suite comprising WC, pedestal wash hand basin, double shower cubicle with wall mounted mains fed shower and separate hand held shower within and fitted screen, decorative tiled floor, tiled splashbacks where required and the remainder of the walls being tiled to approximately half height, heated towel rail incorporating radiator, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window, built-in linen cupboard.

STUDIO/POTENTIAL ANNEXE AREA (S.T.P.P)

STUDIO ROOM ONE

14' 1" x 13' 9" (4.29m x 4.19m) (both maximum measurements)

With roll edge work surfaces, base level storage units, two radiators, tiled floor, window to side aspect, ceiling recessed lighting, access to boarded loft space, wall mounted Ideal LPG central heating boiler serving the heating in the two-storey studio area. Door to large storage cupboard.

STUDIO ROOM TWO

21' 0" x 12' 4" (maximum measurement including staircase) (6.40m x 3.76m)

With window to front aspect, two radiators, wall mounted lighting, ceiling light point, door leading to the driveway, staircase rising to studio room three.

STUDIO ROOM THREE

20' 9" x 12' 9" (6.32m x 3.89m)

With dual aspect windows, radiator, ceiling mounted lighting, access to roof space.

AGENTS NOTE

Potential purchasers should be aware that this two storey section at the rear of the property, whilst having previously been used by the current vendor as a studio space, potentially has a wide variety of possible uses including annexe accommodation or bed and breakfast accommodation, subject to gaining any planning permissions and consents from the relevant local authority.



EXTRIOR

The property is approached through five bar gated access which leads to a substantial gravelled driveway with turning area providing ample off road parking. There are lawned areas to both sides and the front of the property together with a further gravelled area to the North West which sites a large timber shed with log store, giving an overall plot size of approximately 1/4 of an Acre (s.t.s). The boundaries are denoted by a mixture of fencing and hedging.

SERVICES

Mains drainage, water and electricity are connected to the property. The property is served by LP gas

DIRECTIONS

From Boston take the A16 south until reaching Kirton roundabout. Take the first turning left onto Horseshoe Lane followed by the next turning right onto Skeldyke Road. Continue along Skeldyke Road until reaching the property, which can be found on the left hand side and is identifiable by a Sharman Burgess 'For Sale' board.

REFERENCE

170522/SAL





**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

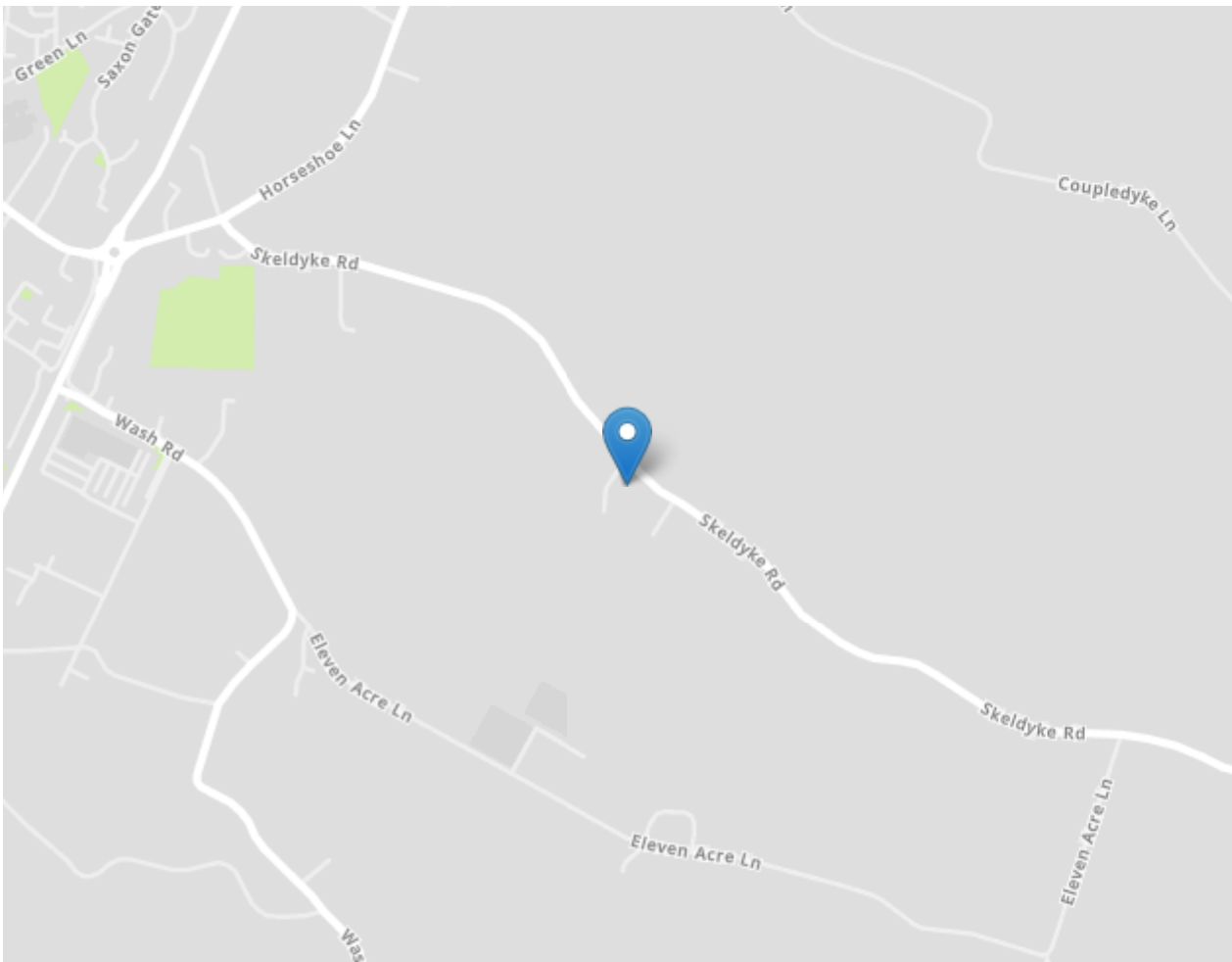
AGENT'S NOTES

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 Â£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 Â£100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC