



£265,000

Sherwood, Marian Road, Boston, Lincolnshire PE21 9HA

SHARMAN BURGESS

Sherwood, Marian Road, Boston, Lincolnshire
PE21 9HA
£265,000 Freehold

ACCOMMODATION

With partially obscure glazed front entrance door leading into the:

A well presented and heavily extended semi-detached property situated in a fantastic location, offering great living accommodation comprising a large open plan living kitchen with breakfast bar and log burner, large dining conservatory, lounge, office, utility room and ground floor cloakroom. To the first floor is a landing with four bedrooms arranged off and a four piece family bathroom. Additional benefits include uPVC double glazing, gas central heating and driveway.



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LARGE OPEN PLAN LIVING KITCHEN

28' 0" (maximum measurement including bay window) x 17' 3" (maximum measurement including chimney breast and staircase) (8.53m x 5.26m)

This highly impressive open plan living kitchen benefits from both kitchen and seating areas. Within the seating area is a Clearview log burner with fitted hearth, display mantle and brickwork to either side, feature bay window with fitted shutters to front aspect, coved cornice, ceiling recessed lighting, staircase rising to the first floor landing, radiator, under stairs storage cupboard with lighting, coat hooks and electric meter within. Having been refitted by the current vendor the well appointed kitchen comprises quartz work surfaces, one and a quarter bowl sink unit and drainer with mixer tap, range of base level storage unit, pan drawers, fitted larder style unit and matching eye level wall units with under cupboard lighting. Electric Range double oven with warming tray, grill and five ring hob to be included within the sale, with stainless steel fume extractor above. Integrated appliances include a wine cooler, dishwasher, bin and there is an additional space for an American style fridge freezer. Return work surface providing breakfast bar with lighting above, coved cornice, ceiling recessed lighting. The whole room benefits from Karndean flooring.

DINING CONSERVATORY

22' 3" x 9' 2" (6.78m x 2.79m)

Of brick and uPVC construction with glazed roof. Having French doors leading to the rear garden, Karndean flooring matching that in the open plan living kitchen, radiator, two ceiling light points.



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OFFICE

15' 0" x 5' 9" (4.57m x 1.75m)

With window to side aspect, Karndean flooring, radiator, ceiling light point.

UTILITY ROOM

6' 7" x 5' 2" (2.01m x 1.57m)

With Karndean flooring, counter top, plumbing for washing machine, wall mounted storage unit, ceiling light point, obscure glazed window to side aspect, obscure glazed window to front aspect, electric consumer unit, extractor fan.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a corner wash hand basin with splashback, WC, Karndean flooring, obscure glazed window, ceiling light point.

LOUNGE

16' 0" x 13' 0" (4.88m x 3.96m) (both maximum measurements)

With French doors leading to the rear garden with further glazed windows to either side, coved cornice, ceiling recessed lighting, fitted feature log effect fireplace with remote control, space for wall mounted flat screen TV above fireplace.

FIRST FLOOR LANDING

With window to side aspect, ceiling recessed lighting, radiator, built-in double doored airing cupboard with slatted linen shelving, hot water cylinder, hanging rail and Buderus gas central heating boiler within.



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BEDROOM ONE

13' 4" x 13' 0" (4.06m x 3.96m) (both maximum measurements)
 With window to rear aspect, radiator, ceiling light point, access to roof space.

BEDROOM TWO

12' 5" (maximum measurement) x 9' 0" (maximum measurement taken to built-in wardrobes) (3.78m x 2.74m)
 With window to rear aspect, ceiling light point, radiator, built-in wardrobes to one wall with mirrored sliding doors and hanging rail and shelving within.

BEDROOM THREE

11' 4" x 10' 9" (3.45m x 3.28m) (both maximum measurements)
 With window to front aspect, radiator, ceiling light point.

BEDROOM FOUR

7' 10" x 5' 9" (2.39m x 1.75m) (both maximum measurements)
 With window to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

9' 8" x 9' 0" (2.95m x 2.74m)
 Having wash hand basin with storage beneath and fitted mirror above, bath with tiled panel, push button WC, shower cubicle with mains fed shower within. Fully tiled walls, coved cornice, ceiling light point, ceiling recessed lighting, extractor fan, obscure glazed window to front aspect.



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EXTERIOR

The property benefits from a driveway to the immediate front which is laid to a mixture of concrete and gravel and provides off road parking. There is conifer hedging to the front boundary and a set of bespoke fitted gates lead to the side section of the property which is block paved and provides further hardstanding as well as access to the rear.

To the rear, the property benefits from a good sized rear garden which is initially laid to a block paved patio, leading to a further paved patio which provide the property with ample outside entertaining space. The garden also benefits from a shaped lawned section with flower and shrub borders and there is an additional area towards the left hand corner which is laid to gravel and provides further hardstanding and makes an ideal location for a children's trampoline. There is also a good sized timber garden shed which is to be included within the sale.

SERVICES

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

REFERENCE

18012023/DEA



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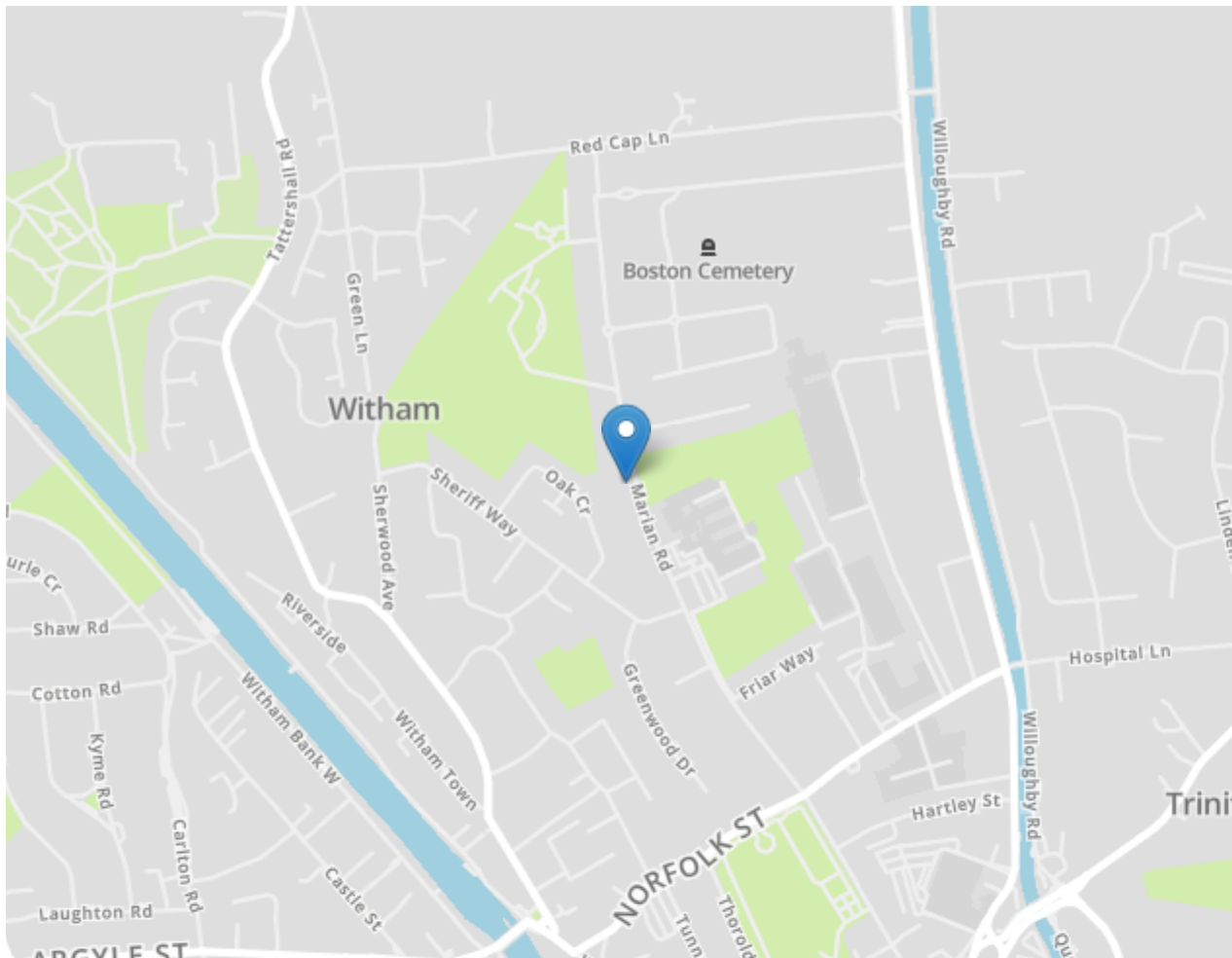
AGENT'S NOTES

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.

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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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Total area: approx. 149.4 sq. metres (1608.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	