



SHARMAN BURGESS Est 1996
FOR SALE
01205 361161

£299,950

21 Bain Road, Boston, Lincolnshire PE21 7QE

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£299,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance with obscure glazed panels to either side, radiator, coved cornice, ceiling light point, staircase leading off, wall mounted central heating thermostat, built-in cloak cupboard with coat hooks within.

An impressive detached property being offered for sale with NO ONWARD CHAIN. The property is well presented throughout with accommodation comprising an entrance hall, kitchen, open plan lounge diner, ground floor cloakroom, brick and uPVC conservatory, to the first floor is a family bathroom and four bedrooms, with bedrooms three and four having Jack & Jill en-suite shower room facilities. Further benefits include a block paved driveway, garage, gas central heating, uPVC double glazing and enclosed garden to the rear.



SHARMAN BURGESS

LOUNGE DINER

26' 10" (maximum) x 12' 4" (maximum into recess) (8.18m x 3.76m)

Having window to front aspect, TV aerial point, coved cornice, radiator, ceiling light point, coal effect electric fireplace with fitted inset and hearth and display surround. Open plan through to the dining area which comprises a radiator, coved cornice, ceiling light point. Double doors through to: -

CONSERVATORY

13' 3" x 9' 10" (4.04m x 3.00m)

Of brick and uPVC double glazed construction with polycarbonate roof. Tiled floor, served by power and lighting, double doors leading to the rear garden.

KITCHEN

17' 0" (maximum) x 9' 6" (maximum) (5.18m x 2.90m)

Having roll edge work surfaces with inset sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated dishwasher, double oven and grill, four ring electric hob with wall mounted fume extractor above, plumbing for automatic washing machine, space for condensing tumble dryer, space for American style fridge freezer, tiled floor, coved cornice, ceiling recessed lighting, radiator, dual aspect windows, door to: -

REAR ENTRANCE LOBBY

Having glazed entrance door, ceiling light point, door to: -



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, obscure glazed window, extractor fan, radiator, ceiling light point.

FIRST FLOOR LANDING

Having window to front aspect, radiator, two ceiling light points, coved cornice, access to roof space.

BEDROOM ONE

13' 9" (maximum) x 11' 8" (maximum) (4.19m x 3.56m)

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

BEDROOM TWO

12' 8" (maximum) x 11' 0" (maximum) (3.86m x 3.35m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in cupboard with slatted linen shelving within.

BEDROOM THREE

12' 7" (maximum) x 7' 10" ((maximum) 3.84m x 2.39m)

Having window to front aspect, radiator, ceiling light point. Door to: -

JACK & JILL EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with mains fed shower with hand held shower attachment within and fitted shower screen, WC, wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, ceiling recessed lighting, extractor fan, obscure glazed window, heated towel rail.





BEDROOM FOUR

12' 5" (maximum) x 7' 9" (maximum) (3.78m x 2.36m)

Having window to rear aspect, radiator, ceiling light point, door to Jack & Jill en-suite shower room.

FAMILY BATHROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, tiled floor, fully walls, coved cornice, ceiling light point, obscure glazed window, heated towel rail.

EXTERIOR

To the front, the property has a block paved driveway which provides off road parking as well as vehicular access to the garage. The front garden is laid to lawn. The rear garden is initially laid to an Indian Sandstone paved patio seating area leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is fully enclosed by fencing, is served by an external light and houses a timber shed which is to be included within the sale.

GARAGE

15' 8" (maximum) x 8' 2" (maximum) (4.78m x 2.49m)

Having up and over door, served by power and lighting, electric fuse box, electric meter, wall mounted Viessmann gas central heating boiler and hot water cylinder.

SERVICES

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



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REFERENCE

15042024/27543465/DAW



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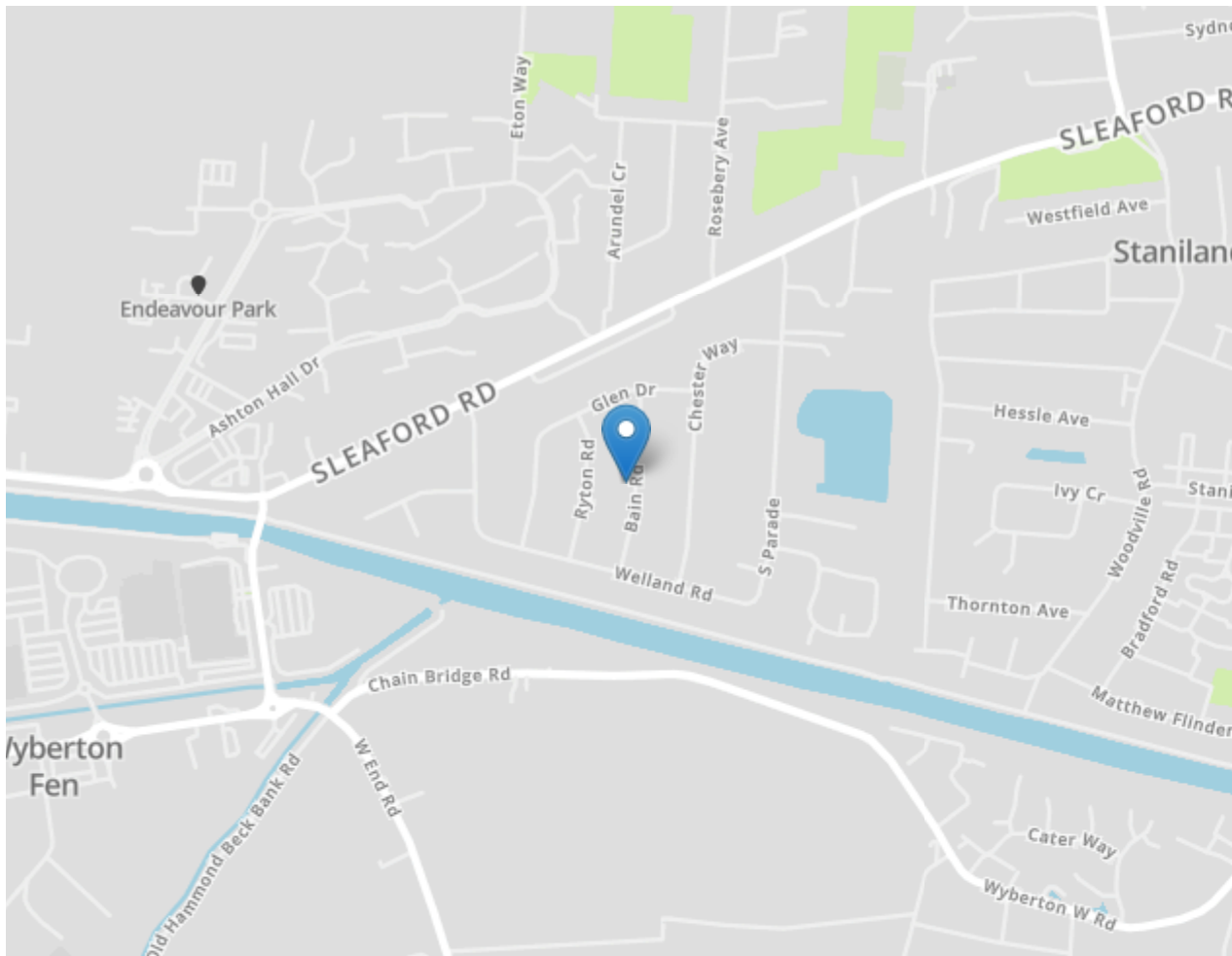
AGENT'S NOTES

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.

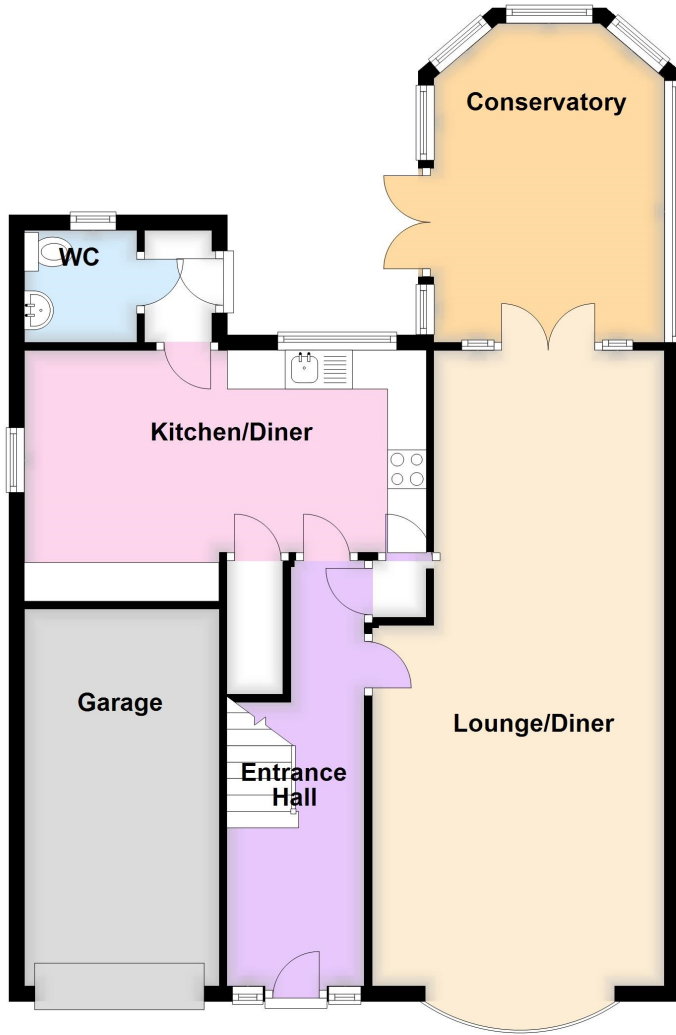
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

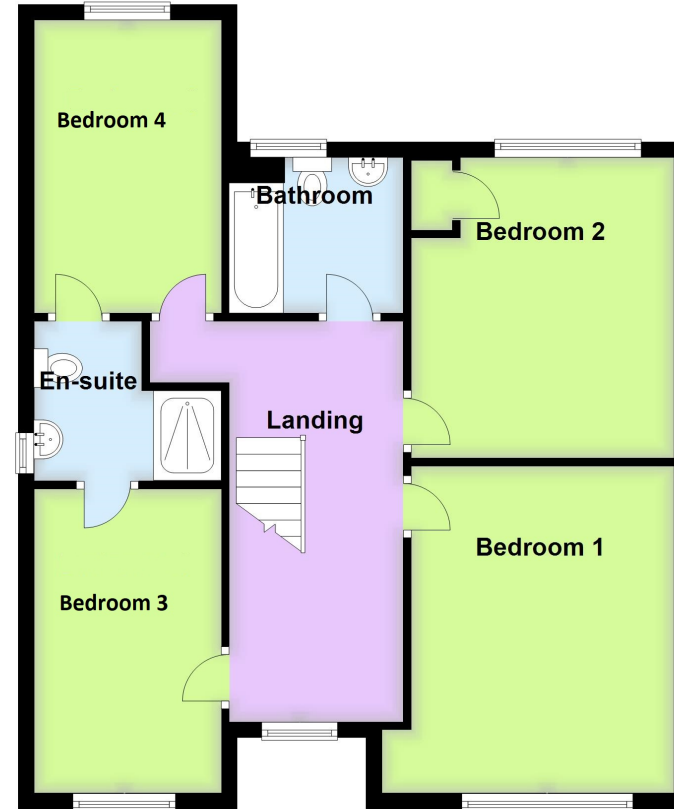


SHARMAN BURGESS

Ground Floor
Approx. 83.7 sq. metres (900.6 sq. feet)



First Floor
Approx. 70.1 sq. metres (754.4 sq. feet)



Total area: approx. 153.8 sq. metres (1655.1 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 | 71 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |