



**£189,950**

10 Riverway, Boston, Lincolnshire PE21 0BY

**SHARMAN BURGESS**



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**£189,950 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point, central heating thermostat.

##### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, tiled floor, ceiling light point, obscure glazed window.

An impressive, extended semi detached property being extremely well presented throughout and having accommodation comprising an entrance hall, modern kitchen, boot room, lounge, dining room and sun room, with the majority of the ground floor having the benefit of under floor heating. To the first floor are three bedrooms and a family bathroom. Further benefits include a driveway providing parking to the front and side, single garage, attractive garden to the rear, gas central heating and uPVC double glazing.



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### KITCHEN

14'0" (maximum) x 7'7" (maximum) (4.27m x 2.31m)

Having a well appointed modern fitted kitchen comprising counter tops, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and wall units, space for American style fridge freezer, integrated automatic washing machine and integrated dishwasher, integrated waist height double oven and grill, four ring gas hob with illuminated fume extractor above, concealed gas central heating boiler, window to side aspect, coved cornice, two ceiling light points, door to: -

### REAR BOOT ROOM

Having obscure glazed entrance door from driveway, window to rear aspect, coved cornice, ceiling recessed lighting, under floor heating, built-in storage to one wall with coat hooks within.

### DINING ROOM

12'0" x 9'9" (3.66m x 2.97m)

Having Oak flooring with under floor heating, radiator, coved cornice, ceiling light point, archway through to: -

### LOUNGE

13'4" (maximum) x 11'2" (maximum including chimney breast) (4.06m x 3.40m)

Having a continuation of the Oak flooring from the dining room with under floor heating, radiator, coved cornice, ceiling light point, wall mounted electric fire, TV aerial point.

### SUN ROOM

11'5" x 9'3" (3.48m x 2.82m)

Having Oak flooring with under floor heating, ceiling recessed lighting, two Velux windows, double doors leading to the rear garden.



### FIRST FLOOR LANDING

Having window to side aspect, coved cornice, access to roof space.

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### BEDROOM ONE

12' 1" (maximum) x 10' 9" (maximum including built-in wardrobes) (3.68m x 3.28m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall with mirrored sliding doors and hanging rails and shelving within.

### BEDROOM TWO

11' 9" (maximum to built-in wardrobes) x 8' 8" (maximum to built-in wardrobes) (3.58m x 2.64m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with mirrored sliding doors and hanging rails and shelving within.

### BEDROOM THREE

8' 7" (maximum into entrance area) x 6' 9" (2.62m x 2.06m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and wall mounted mains fed shower above, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect, heated towel rail, airing cupboard housing the hot water cylinder and slatted shelving within.

### EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking and extends to the left hand side of the property providing vehicular access to the: -

### DETACHED SINGLE GARAGE

Of brick and tiled construction. With up and over door, served by power and lighting, partition wall which provides space for storage towards the rear with personnel door to garden.

### REAR GARDEN

Enjoying a pleasant westerly facing aspect, with decked seating area and a larger central lawned section with gravelled beds and borders. The garden is fully enclosed by a mixture of fencing and hedging and is served by outside lighting.

### SERVICES

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

### REFERENCE

15082024/28092565/BEN





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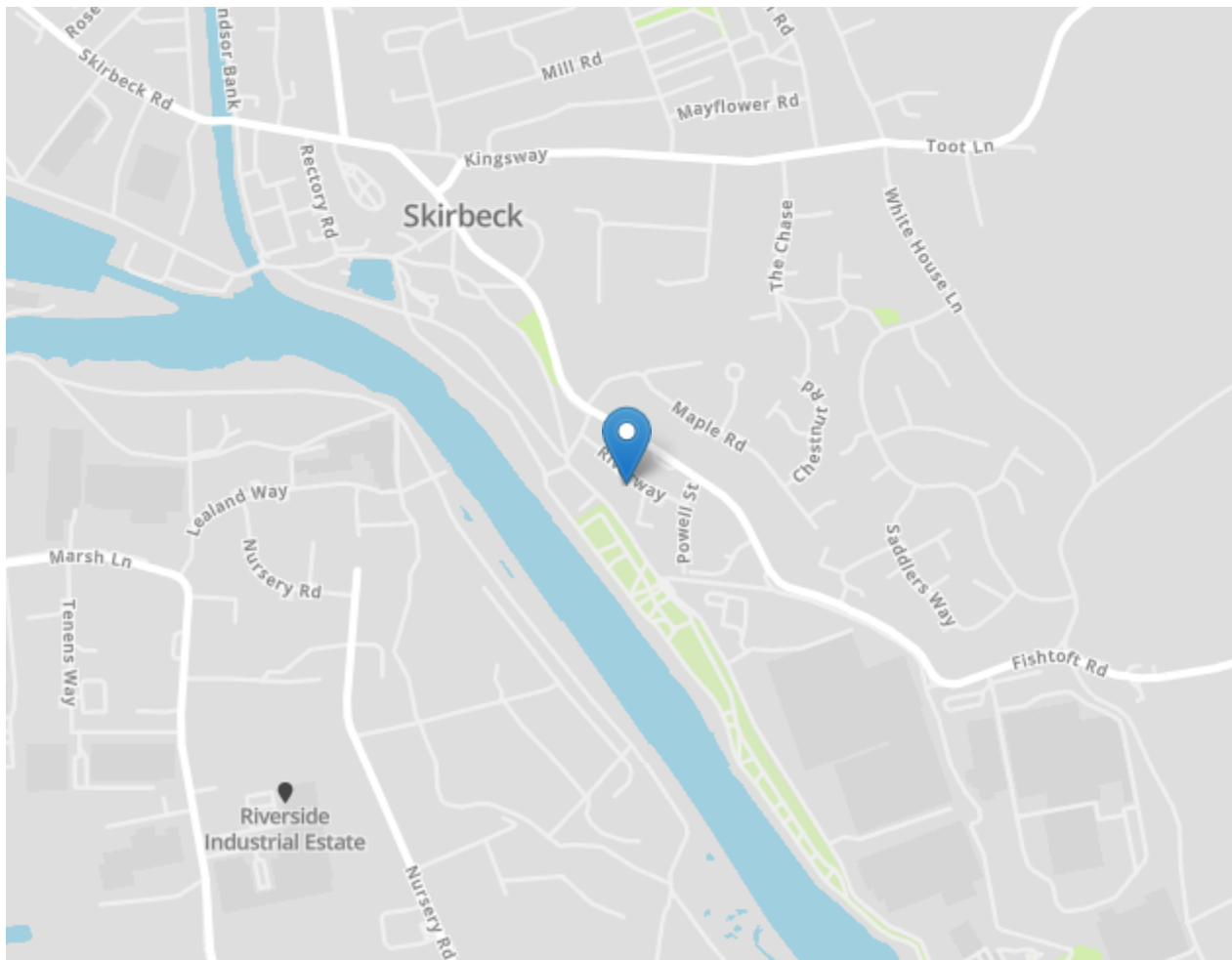
## AGENT'S NOTES

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.

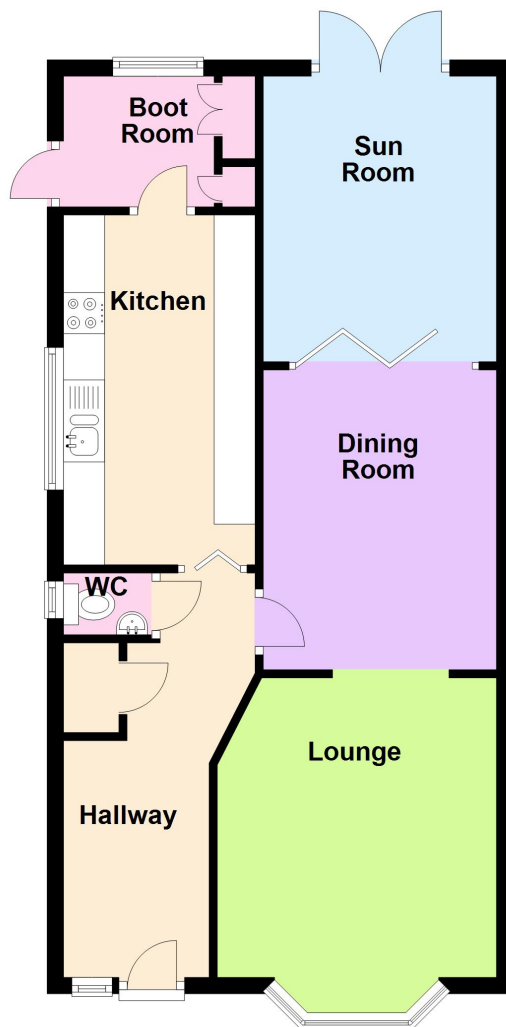


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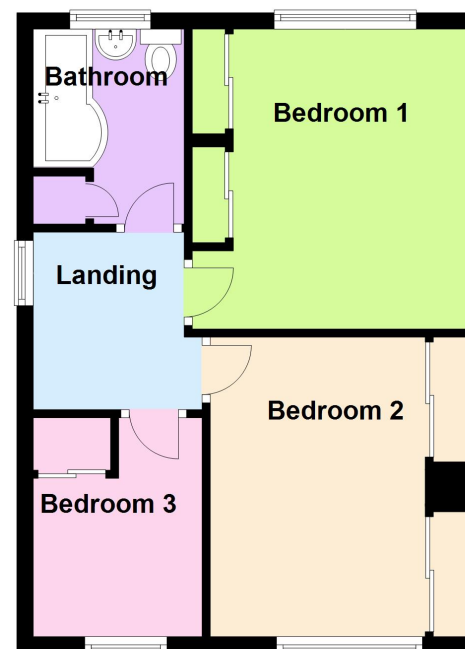
## Ground Floor

Approx. 58.2 sq. metres (626.5 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 97.3 sq. metres (1046.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>54</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	