



£178,000

203 Freiston Road, Boston, Lincolnshire PE21 0JR

SHARMAN BURGESS

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PE21 0JR
£178,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having uPVC double glazed double doors with matching side panel windows and further inner door leading into the: -

ENTRANCE HALL

Having staircase rising to the first floor, ceiling light point, two windows through to entrance porch, radiator.

GROUND FLOOR CLOAKROOM

7' 5" x 6' 1" (2.26m x 1.85m)

Having window to front elevation, ceiling light point, WC, pedestal wash hand basin, wall mounted Ideal Logic combination gas central heating boiler (refitted April 2025).

A detached property situated on a highly sought after roadway, with approximate south westerly facing low maintenance garden to the rear. Accommodation comprises an entrance porch, entrance hall, good sized ground floor cloakroom with replacement boiler (installed April 2025), lounge, dining room, kitchen, two bedrooms to the first floor and a shower room. Further benefits include a good sized driveway providing ample off road parking, uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

15' 11" (maximum) x 12' 11" (maximum) (4.85m x 3.94m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, TV aerial point, fireplace with tiled hearth and decorative surround and space for gas fire.

DINING ROOM

10' 10" x 9' 4" (3.30m x 2.84m)

Having dual aspect windows, radiator, picture rail, ceiling light point, TV aerial point, under stairs pantry with shelving within. Open door way through to:-

KITCHEN

11' 11" x 6' 11" (3.63m x 2.11m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage units, drawer units and eye level glazed display unit, plumbing for automatic washing machine, space for gas cooker, space for twin height fridge freezer, radiator, window to rear elevation, ceiling light point, walk in understairs cupboard with shelving within.

FIRST FLOOR LANDING

Having obscure glazed window to rear elevation, access to loft space, ceiling light point, built-in storage cupboard with shelving within.

BEDROOM ONE

13' 0" (maximum) x 16' 3" (maximum with reduced head height) (3.96m x 4.95m)

Having dual aspect windows, two radiators and ceiling light point.



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BEDROOM TWO

10' 11" (maximum) x 10' 0" (maximum taken into window and with reduced head height) (3.33m x 3.05m)

Having window to rear elevation, radiator and ceiling light point.

SHOWER ROOM

9' 1" (maximum into shower) x 5' 9" (with reduced head height) (2.77m x 1.75m)

Being fitted with a shower cubicle with wall mounted Aqualisa shower within and bi-fold shower screen, pedestal wash hand basin, WC, radiator, fully tiled walls, obscure glazed window to front elevation, former airing cupboard with slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking for four vehicles. The lawned front garden benefits from two trees set within. Wrought iron railings denote the front boundary. Gated access leads to the:-

SIDE AND REAR GARDENS

The side garden houses a timber shed (to be included in the sale) on a concrete base (previously the site of a former garage), plant and shrub border and an outside tap. The rear garden has been designed with low maintenance in mind and is predominantly laid to gravel with paved stepping stones set within. The gardens are served by outside lighting and are fully enclosed by fencing.

AGENTS NOTE

In the Agents opinion, the property would lend itself to the re-erection of a garage or a side elevation to provide additional living accommodation (s.t.p.p).

In accordance with Section 21 of The Estate Agents Act 1979 prospective purchasers are advised that the Vendor is an employee of Sharman Burgess.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

27052025/28594771/JOH



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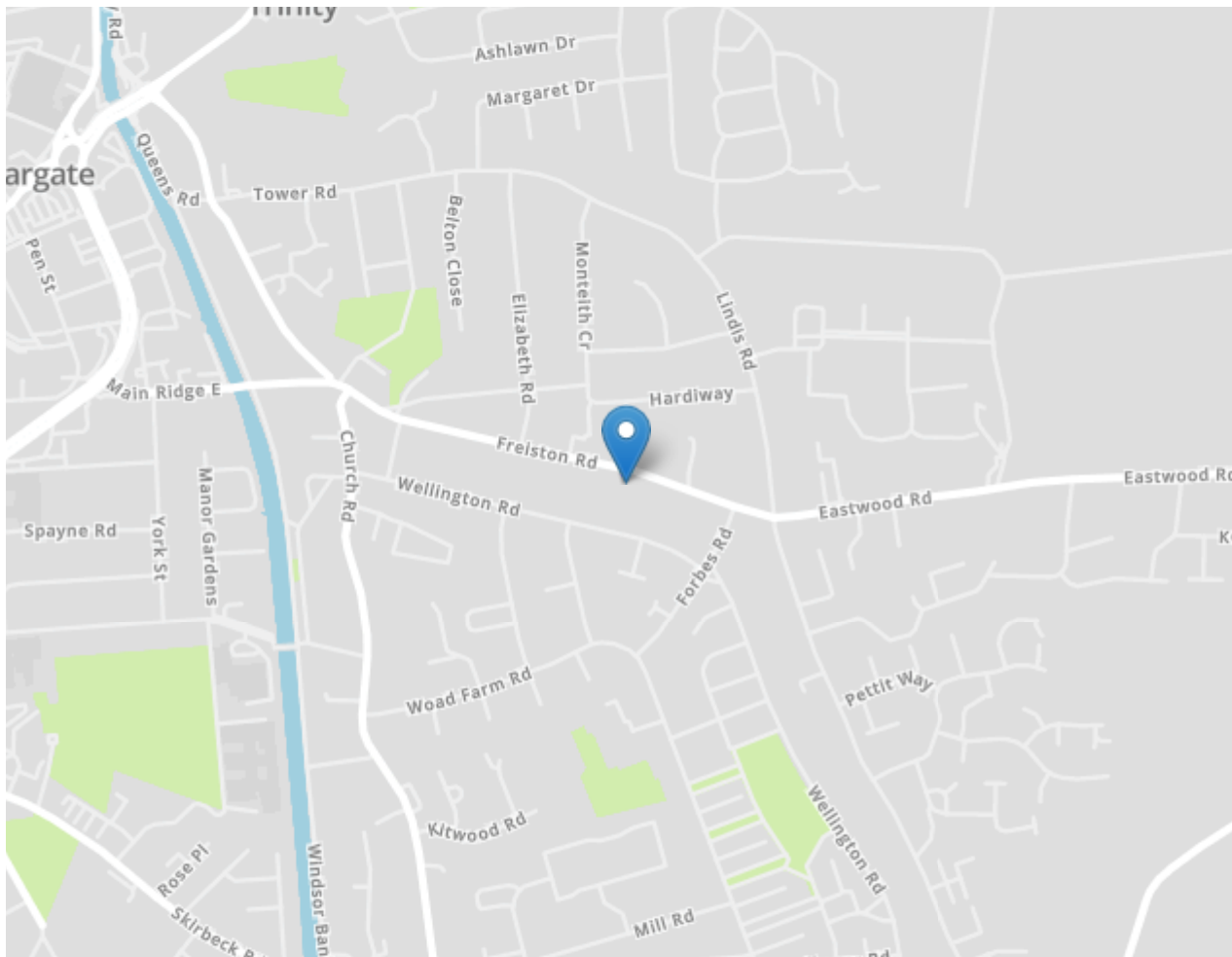
AGENT'S NOTES

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.

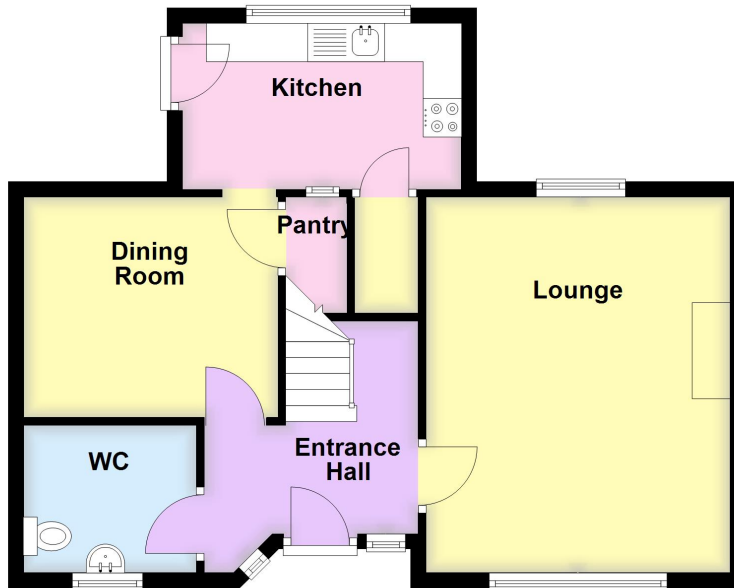
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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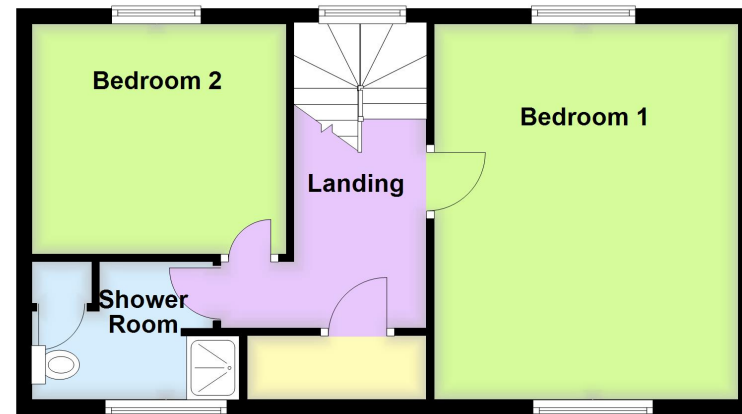
Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 55 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |