



£235,000

3 Chester Way, Boston, Lincolnshire PE21 7PR

SHARMAN BURGESS

3 Chester Way, Boston, Lincolnshire
PE21 7PR
£235,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having partially glazed front entrance door, dual aspect windows, wooden flooring, wall mounted lighting, obscure glaze door through to: -

ENTRANCE HALL

Having wooden flooring, radiator, dado rail, ceiling light point, fitted shelving, fitted bookcase shelving with lighting, staircase leading off.

A highly impressive, large semi-detached property with superb gardens extending to the rear, generous driveway and large carport, situated in one of Boston's most sought after addresses. Accommodation comprises an entrance porch, entrance hall, lounge, kitchen diner, conservatory, utility room, ground floor cloakroom, rear entrance porch, three bedrooms to the first floor and a family bathroom. Further benefits include uPVC double glazing (excluding former garage window), gas central heating, the aforementioned superb rear gardens, as well as scope and potential to the side of the property for an extension (s.t.p.p).



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LOUNGE

15' 6" x 12' 5" (maximum including chimney breast) (4.72m x 3.78m)

Having wooden flooring, window to front elevation, dado rail, coved cornice, ceiling light point, feature wall mounted living flame gas fireplace, TV aerial point and wiring for satellite TV.

KITCHEN DINER

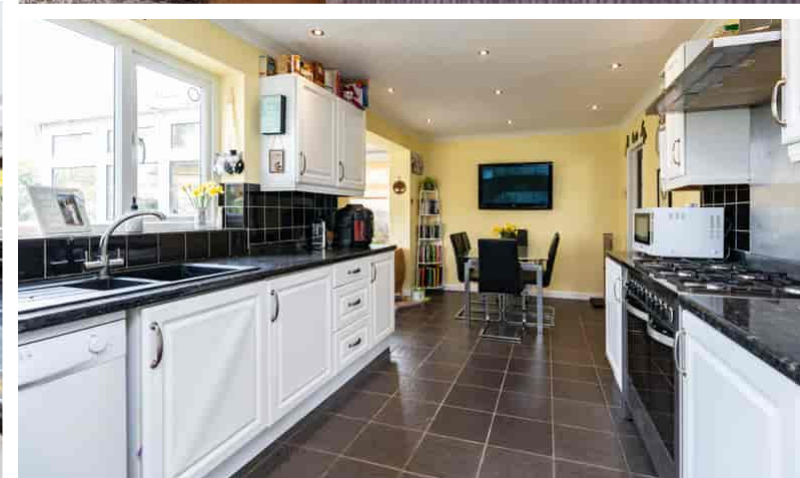
21' 10" (maximum) x 9' 4" (6.65m x 2.84m)

Comprising roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, wide range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, Belling range cooker (to be included in the sale) with splashback and illuminated stainless steel fume extractor above, window to rear elevation with views over the garden, tiled floor, radiator, coved cornice, ceiling recessed lighting, TV aerial point.

CONSERVATORY

11' 8" x 9' 9" (3.56m x 2.97m)

Having tiled floor, dual aspect windows with views over the garden, French doors leading out to the garden, ceiling light point, radiator, served by power, TV aerial point.



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UTILITY ROOM

13' 10" (maximum into rear entrance area) x 8' 7" (maximum)
(4.22m x 2.62m)

Having counter top, base level storage units, drawer units, matching eye level wall units, plumbing for automatic washing machine, space for condensing tumble dryer, space for American style fridge freezer, space for additional twin height fridge or freezer, two windows to side elevation, tiled floor, radiator, coved cornice, ceiling recessed lighting, personnel door to former garage.

GROUND FLOOR CLOAKROOM

Having tiled floor, WC, coved cornice, ceiling recessed lighting, obscure glazed window to rear elevation.

REAR ENTRANCE PORCH

Having dual aspect windows, tiled floor, French doors leading to the garden, polycarbonate roof.

FORMER GARAGE

12' 2" x 8' 11" (3.71m x 2.72m)

Having personnel door from utility room, timber window to side elevation, up and over door, served by power and lighting, electric fuse box.

FIRST FLOOR LANDING

Having window to side elevation, dado rail, ceiling light point.

BEDROOM ONE

14' 8" (maximum into entrance area) x 12' 4" (maximum) (4.47m x 3.76m)

Having window to front elevation, radiator, ceiling light point, TV aerial point, built-in single storage with hanging rail and overhead storage above.



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BEDROOM TWO

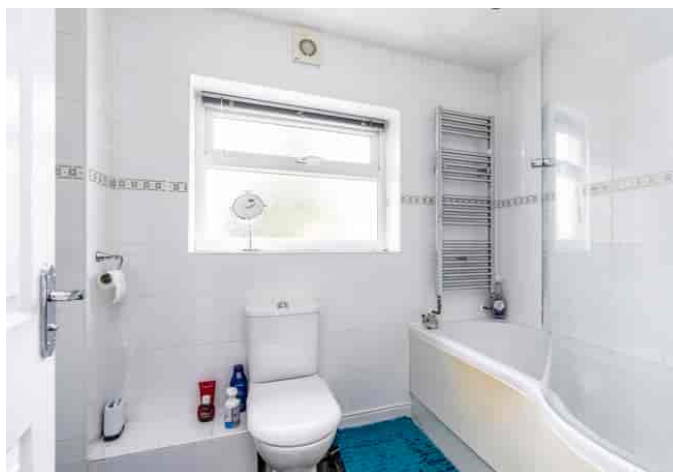
14' 8" (maximum into entrance area) x 9' 5" (4.47m x 2.87m)
Having window to rear elevation, radiator, ceiling light point, built-in single wardrobe with hanging rail within and overhead storage, access to loft space which is served by a loft ladder and houses the gas combination central heating boiler.

BEDROOM THREE

9' 4" (maximum into entrance area) x 9' 8" (maximum into recess) narrowing to 6' (2.84m x 2.95m narrowing to 1.82m)
Having window to front elevation, wood effect laminate flooring, ceiling light point, radiator, built-in wardrobes with drawers beneath, further built-in over stairs storage with hanging rail and shelving within.

FAMILY BATHROOM

9' 1" x 5' 5" (2.77m x 1.65m)
Having wash hand basin with mixer tap and vanity storage beneath and additional obscure glazed storage cabinet to the side, wall mounted mirror, electric shaver point and lighting above; push button WC, P shaped bath with mixer tap and wall mounted mains fed shower above, tiled floor, fully tiled walls, extractor fan, ceiling recessed lighting, heated towel rail, obscure glazed window to rear elevation.



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EXTERIOR

To the front, the property is approached over a driveway which provides ample off road parking and hardstanding for numerous vehicles, with further hardstanding to the left of the property and large carport providing sheltered parking space. The driveway is served by outside light and laid to a mixture of concrete and gravelled areas. The carport is also served by lighting. There are two sections of lawn to the front of the property, one of which houses an established tree.

REAR GARDEN

Initially comprising a paved patio area providing ample outdoor seating space, leading to an additional section of garden which houses a greenhouse (approx 6ft x 8ft) which is served by power, and a gravelled hardstanding area with double gated access leading back to the driveway. By the patio is a large Cattery with both outside exercise areas and internal sleeping area, as well being served by power and lighting. The garden is extremely well presented by the current Vendors and comprises sections of shaped lawns with well stocked flower and shrub borders. There is a feature sunken pond with aquatic plants, pump and filter, additional paved areas and a paved pathway continuing down the garden. The garden also houses a timber summer house with additional gravelled border. The rear section of garden benefits from raised beds, further paved seating areas, a section for wild flowers and two timber sheds, one of which is served by power. The garden is fully enclosed with fencing and is served by external power, hot and cold outside taps and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

03032025/28790484/STA



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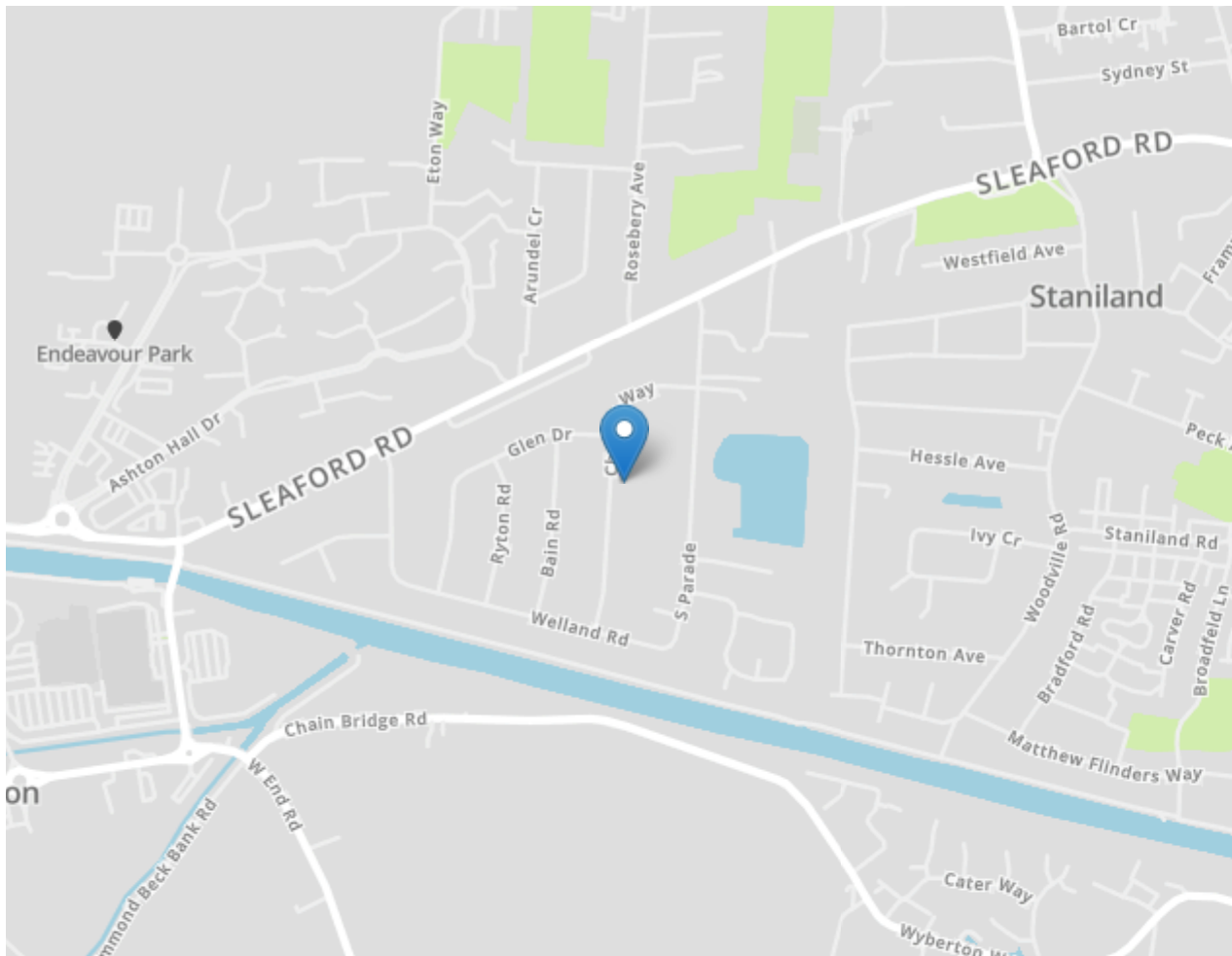
AGENT'S NOTES

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.

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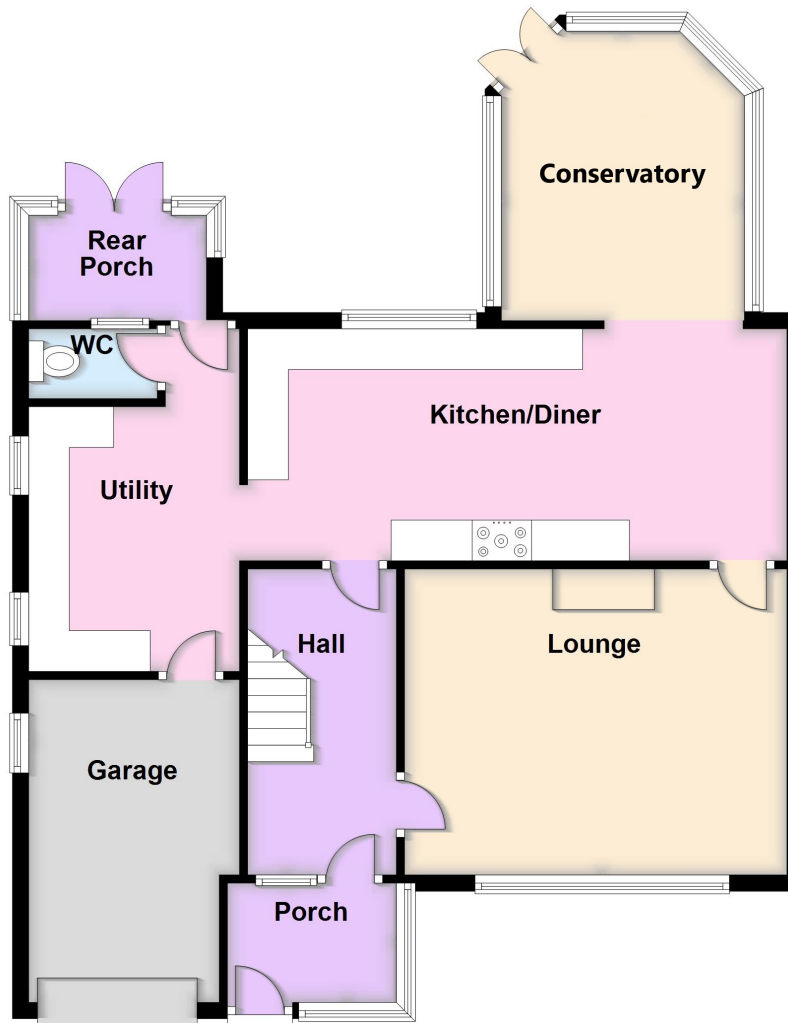
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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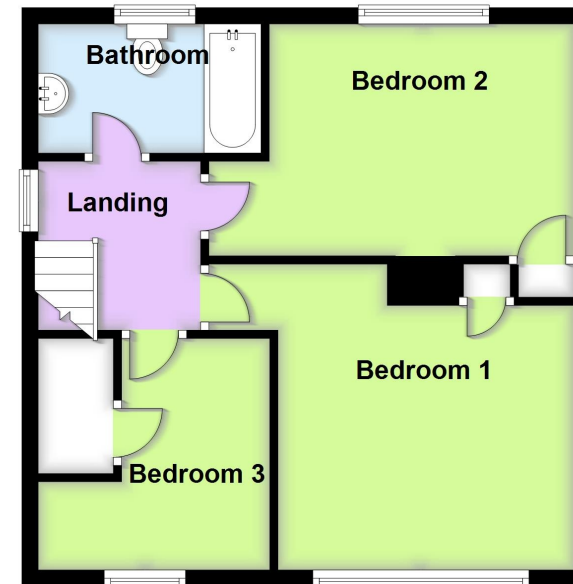
Ground Floor

Approx. 82.9 sq. metres (892.4 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 127.1 sq. metres (1367.7 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	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	