



£285,000

37 Pilley's Lane, Boston, Lincolnshire PE21 9RA

SHARMAN BURGESS

**37 Pilleys Lane, Boston, Lincolnshire PE21
9RA
£285,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor, wood effect laminate flooring, radiator, ceiling recessed lighting.

DINING AREA

13' 0" x 11' 10" (3.96m x 3.61m) (both maximum measurements)
With wood effect laminate flooring, window to side aspect, ceiling light point, additional recessed light points, counter tops with base level storage units, drawer units and eye level wall units with glazed display cabinet, concealed Glow Worm gas central heating boiler, open plan through to: -



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KITCHEN AREA

12' 4" x 11' 1" (3.76m x 3.38m)

Having roll edge work surfaces with inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, cooker, four ring hob with illuminated stainless steel extractor above, space for twin height fridge freezer, integrated dishwasher, plumbing for automatic washing machine, ceiling recessed lighting, dual aspect windows to side and rear of the property, radiator, French doors leading to the rear garden.

LOUNGE

12' 9" x 11' 10" (3.89m x 3.61m)

Open plan from dining area. Having window to front aspect, radiator, ceiling recessed lighting, TV aerial point, living flame coal affect gas fireplace with fitted inset and hearth and display surround.

BEDROOM TWO (GROUND FLOOR)

12' 10" (maximum measurement including built-in wardrobes) x 11' 9" (maximum measurement) (3.91m x 3.58m)

Having window to front aspect, radiator, ceiling recessed lighting, built-in wardrobes with sliding doors and hanging rails and shelving within.



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BEDROOM THREE (GROUND FLOOR)

13' 0" x 9' 9" (3.96m x 2.97m) (both maximum measurements)

Having window to rear aspect, radiator, ceiling recessed lighting, built-in wardrobes with sliding doors and hanging rails and shelving within.

FAMILY BATHROOM (GROUND FLOOR)

Having a three piece suite comprising a pedestal wash hand basin with mixer tap, WC with concealed cistern, panelled bath with mixer tap and hand held shower attachment, tiled floor, ceiling recessed lighting, extractor fan, radiator, obscure glazed window to rear aspect, airing cupboard housing the hot water cylinder and slatted linen shelving.

BEDROOM ONE (FIRST FLOOR)

17' 0" (maximum measurement taken at the widest point and with reduced head height) x 16' 8" (maximum measurement, with reduced head height) (5.18m x 5.08m)

With stairs rising from entrance hall, window to front aspect, two Velux windows to rear aspect, two radiators, into eaves storage, built-in double wardrobe.

EN-SUITE SHOWER ROOM

Having a WC, pedestal wash hand basin with mixer tap and tiled splashbacks, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, tiled floor, radiator, ceiling recessed lighting, extractor fan.



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EXTERIOR

To the front, the property is approached over a return gravelled driveway providing off road parking and hardstanding as well as vehicular access to the garage. The front garden is predominantly set to a plant and shrub border with laurel hedging and a silver birch tree.

GARAGE

19' 6" x 11' 3" (5.94m x 3.43m)

With up and over doors, served by power and lighting, personnel door to rear garden.

REAR GARDEN

A huge feature of this property is the large south facing garden which extends to the rear, being extremely well presented and comprising a central lawned area, flanked to either side by established beds and borders containing a variety of flowering plants, shrubs and trees. The garden is enclosed by a mixture of fencing and hedging and is also served by outside lighting.

SERVICES

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

REFERENCE

25497633/31032023/RAD

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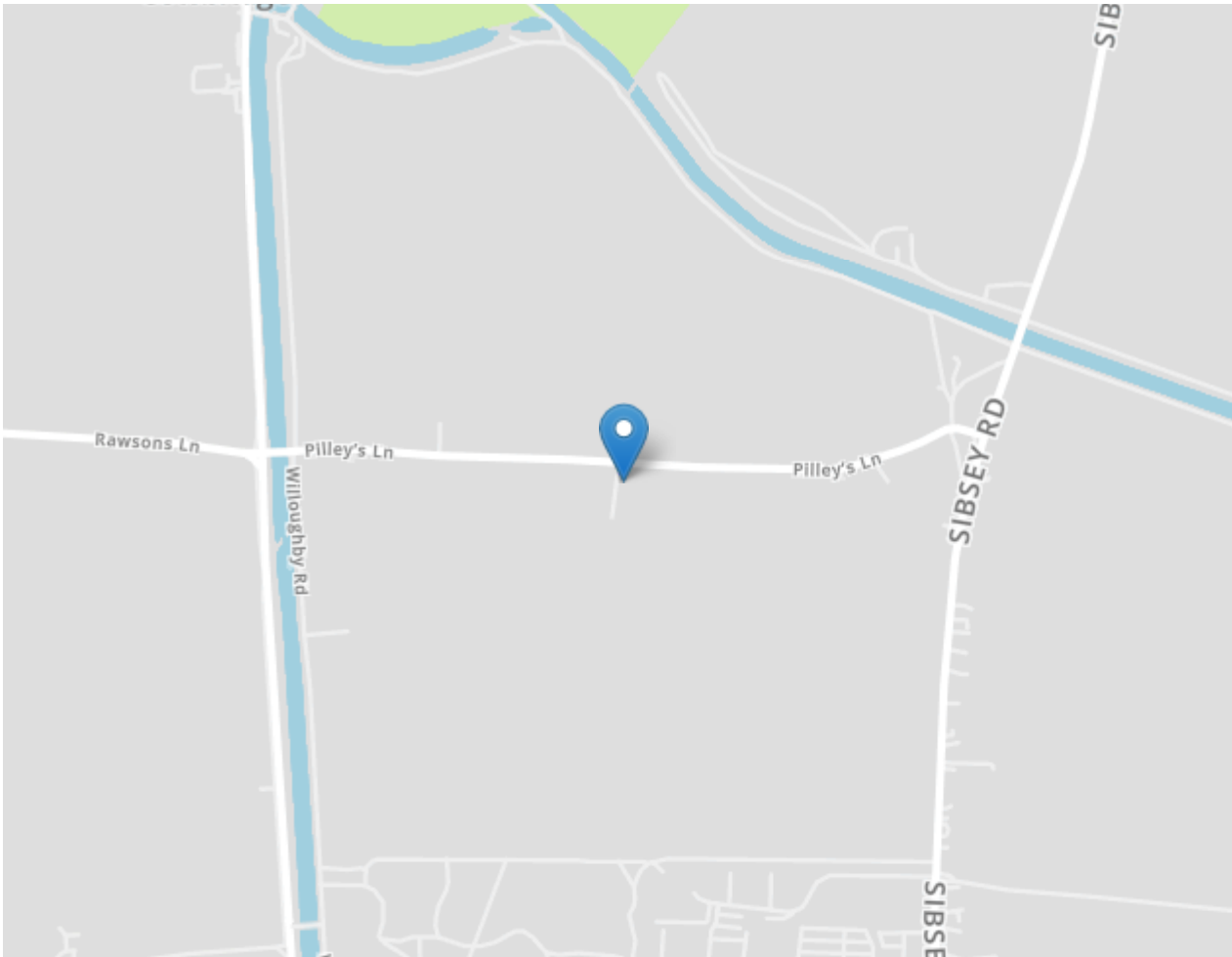
AGENT'S NOTES

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.

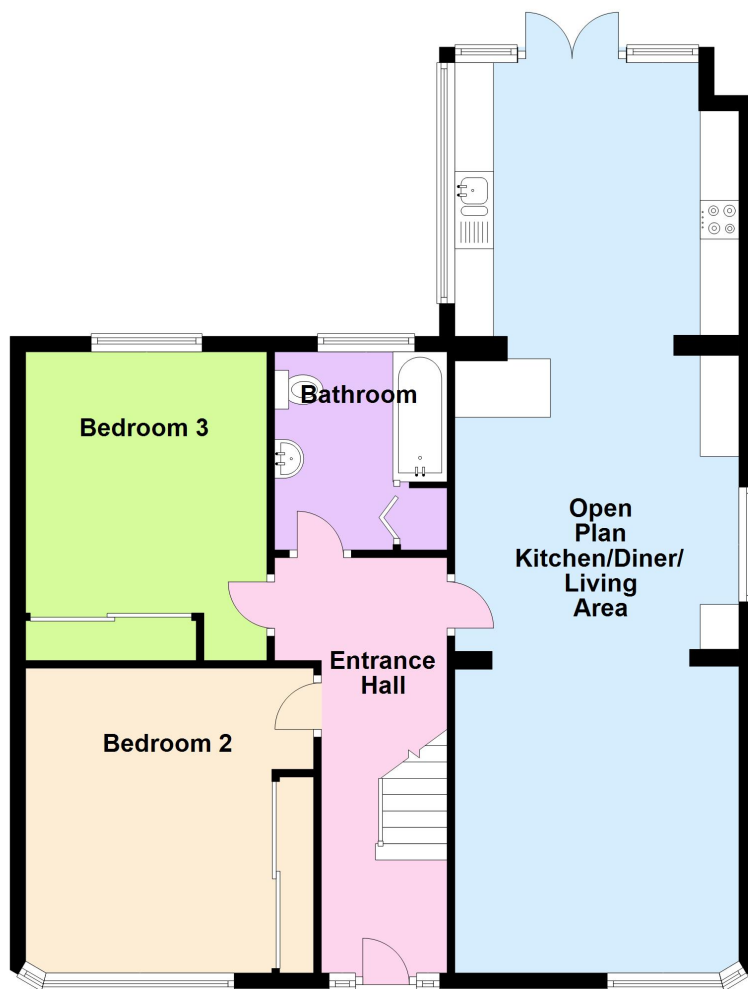
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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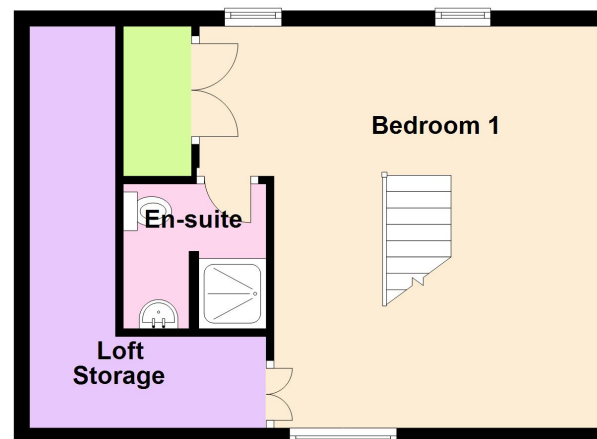
Ground Floor

Approx. 87.3 sq. metres (939.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 125.7 sq. metres (1353.0 sq. feet)

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	51	80	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive			

EU Directive 2002/91/EC