



**£259,950**

39 Church Green Road, Fishtoft, Boston, Lincolnshire PE21 0QY

**SHARMAN BURGESS**



**39 Church Green Road, Fishtoft, Boston,  
Lincolnshire PE21 0QY  
£259,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

13' 5" (maximum into entrance lobby) x 12' 9" (4.09m x 3.89m)

Having partially obscure glazed side entrance door, staircase rising to first floor, radiator, coved cornice, wall mounted lighting, wall mounted Hive central heating thermostat.

**LOUNGE**

22' 3" (maximum) x 10' 11" (maximum) (6.78m x 3.33m)

Having window to side elevation, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame coal effect gas fire with fitted inset and hearth and display surround, set of glazed double doors through to:



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#### SUN ROOM

18' 7" (maximum) x 8' 10" (maximum) (5.66m x 2.69m)

Having ceiling light point, single entrance door, additional French doors leading to the rear garden, dual aspect windows, walk-in store with wall mounted shelving and light within.

#### KITCHEN

9' 10" x 9' 1" (3.00m x 2.77m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level units with glazed display cabinets, space for gas cooker, plumbing for automatic washing machine, concealed wall mounted Vaillant gas central heating boiler, window to rear elevation, coved cornice, ceiling recessed lighting, extractor fan, sliding door to walk-in pantry with wall mounted shelving and space for fridge freezer within.

#### GROUND FLOOR BEDROOM ONE

11' 11" (maximum) x 11' 11" (maximum taken into entrance area) (3.63m x 3.63m)

Having window to front elevation, radiator, coved cornice, ceiling light point, two built-in double wardrobes with hanging rails and shelving within and over head storage lockers.

#### GROUND FLOOR BEDROOM TWO

11' 11" (maximum) x 14' 1" (maximum taken into bay window and including chimney breast) (3.63m x 4.29m)

Currently used as an additional reception room and having feature bay window to front elevation, radiator, coved cornice, ceiling light point, additional wall mounted lighting, fireplace with fitted hearth and display surround with space for electric fire.



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### GROUND FLOOR SHOWER ROOM

Being fitted with a two piece suite comprising corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, wash hand basin with mixer tap and range of vanity units beneath, radiator, ceiling light point, obscure glazed window to side elevation.

### SEPARATE WC

Having WC, radiator, obscure glazed window, ceiling light point.

### FIRST FLOOR LANDING

22' 3" (maximum) x 6' 5" (6.78m x 1.96m)

Having window to rear elevation overlooking the garden, two ceiling light points, access into eaves, built-in storage cupboard with overhead storage locker, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within and water tank above.

### BEDROOM THREE

12' 0" x 11' 11" (3.66m x 3.63m)

Having window to front elevation, radiator, ceiling light point. Walk-in wardrobe with wall mounted shelving, hanging rail and lighting within, access to loft space which is served by lighting.

### EXTERIOR

To the front, the property is approached over a large gravelled driveway which provides ample off road parking and turning space as well as vehicular access to the garage. The front garden is predominantly laid to lawn with rose borders and low level wall.

### GARAGE

7' 11" x 19' 3" (2.41m x 5.87m)

Having up and over door, served by power and lighting, personnel door to garden.

### ADJOINING STORE

8' 2" x 7' 6" (2.49m x 2.29m)

Served by power and lighting, window to rear elevation.

### REAR GARDEN

The property benefits from beautifully presented, approximately south westerly facing gardens extending to the rear. Initially comprising a paved patio seating area providing entertaining, space served by tap and lighting. The garden continues with areas of shaped lawns and shrub and bush borders housing a variety of flowering plants, shrubs and trees. Steps lead to a further and even more private section of garden, again with shaped lawn, established plants and shrubs and an apple tree. The gardens are enclosed by a mixture of fencing and hedging and house three timber sheds which are to be included in the sale.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

17042025/28900793/BOG





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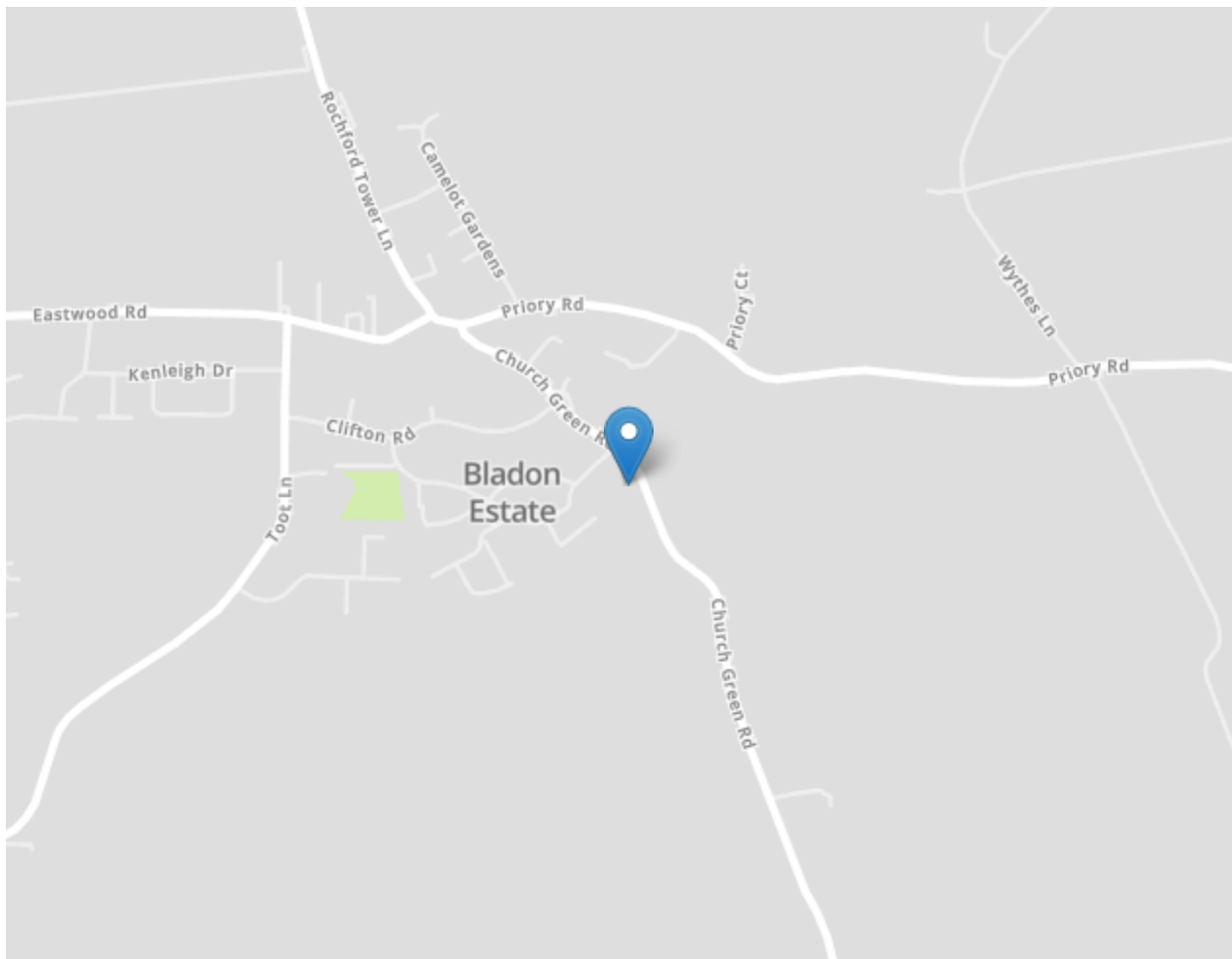
## AGENT'S NOTES

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.

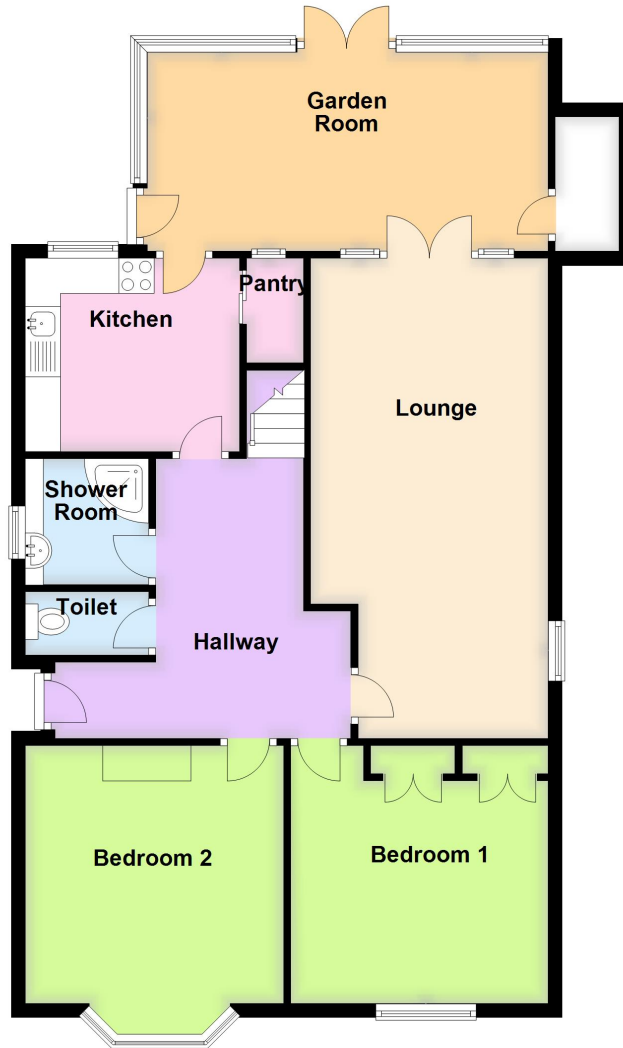


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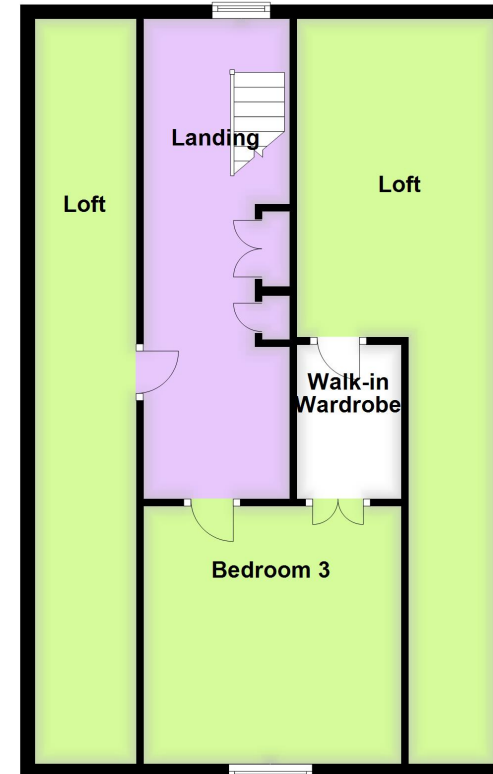
## Ground Floor

Approx. 96.6 sq. metres (1039.4 sq. feet)



## First Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 165.6 sq. metres (1782.6 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		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	