



£145,000

13 Woad Farm Road, Boston, Lincolnshire PE21 0DS

SHARMAN BURGESS

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PE21 0DS
£145,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, staircase rising to first floor, radiator, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Having WC, radiator, obscure glazed window to side elevation, ceiling light point.

A semi detached property situated on a corner plot, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, good sized lounge, kitchen diner, utility room, ground floor WC, two double bedrooms to the first floor and a bathroom. Further benefits include uPVC double glazing and gas central heating.



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LOUNGE

16' 11" x 13' 0" (maximum into bay window and including chimney breast) (5.16m x 3.96m)

Having feature bay window to front elevation, additional window to side elevation, picture rail, coved cornice, ceiling light point, TV aerial point, gas fire with fitted hearth and display surround.

KITCHEN DINER

11' 6" (maximum) x 10' 3" (maximum) (3.51m x 3.12m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for cooker, space for standard height fridge and freezer, radiator, two windows to rear elevation, obscure glazed rear entrance door. Under stairs storage cupboard with electric fuse box, gas meter and shelving within.

UTILITY ROOM

6' 3" x 5' 7" (1.91m x 1.70m)

Having counter top with plumbing for automatic washing machine beneath, space for tumble dryer, wall mounted Worcester gas central heating boiler, obscure glazed window to rear elevation, obscure glazed rear entrance door, ceiling light point.

FIRST FLOOR LANDING

Having access to loft space, radiator, ceiling light point, window to side elevation.



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BEDROOM ONE

16' 11" (maximum) x 10' 11" (maximum including chimney breast) (5.16m x 3.33m)
Having window to front elevation, coved cornice, ceiling light point, built-in wardrobe with hanging rail within.

BEDROOM TWO

11' 9" (maximum) x 8' 8" (maximum) (3.58m x 2.64m)
Having two windows to rear elevation, radiator, picture rail, coved cornice, ceiling light point, built-in wardrobe with coat hooks within.

FIRST FLOOR BATHROOM

Being fitted with a two piece suite comprising bath, pedestal wash hand basin, walls tiled to approximately half height, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation, built-in linen cupboard with slatted linen shelving within.

EXTERIOR

The property is situated on a corner plot with gardens to the front, side and rear. The front and side gardens are predominantly laid to lawn, with privet hedging to the boundaries. To the rear, the garden is enclosed to the majority by fencing and is predominantly low maintenance, with paved patio seating areas providing entertaining space. The rear garden is served by outside lighting and houses a timber shed providing storage.

SERVICES

Mains gas, electricity, water and drainage are connected. The property benefits from 8 owned solar panels, which will be transferred to the new owner, providing reduced price electricity.

REFERENCE

28052025/29137054/BIS



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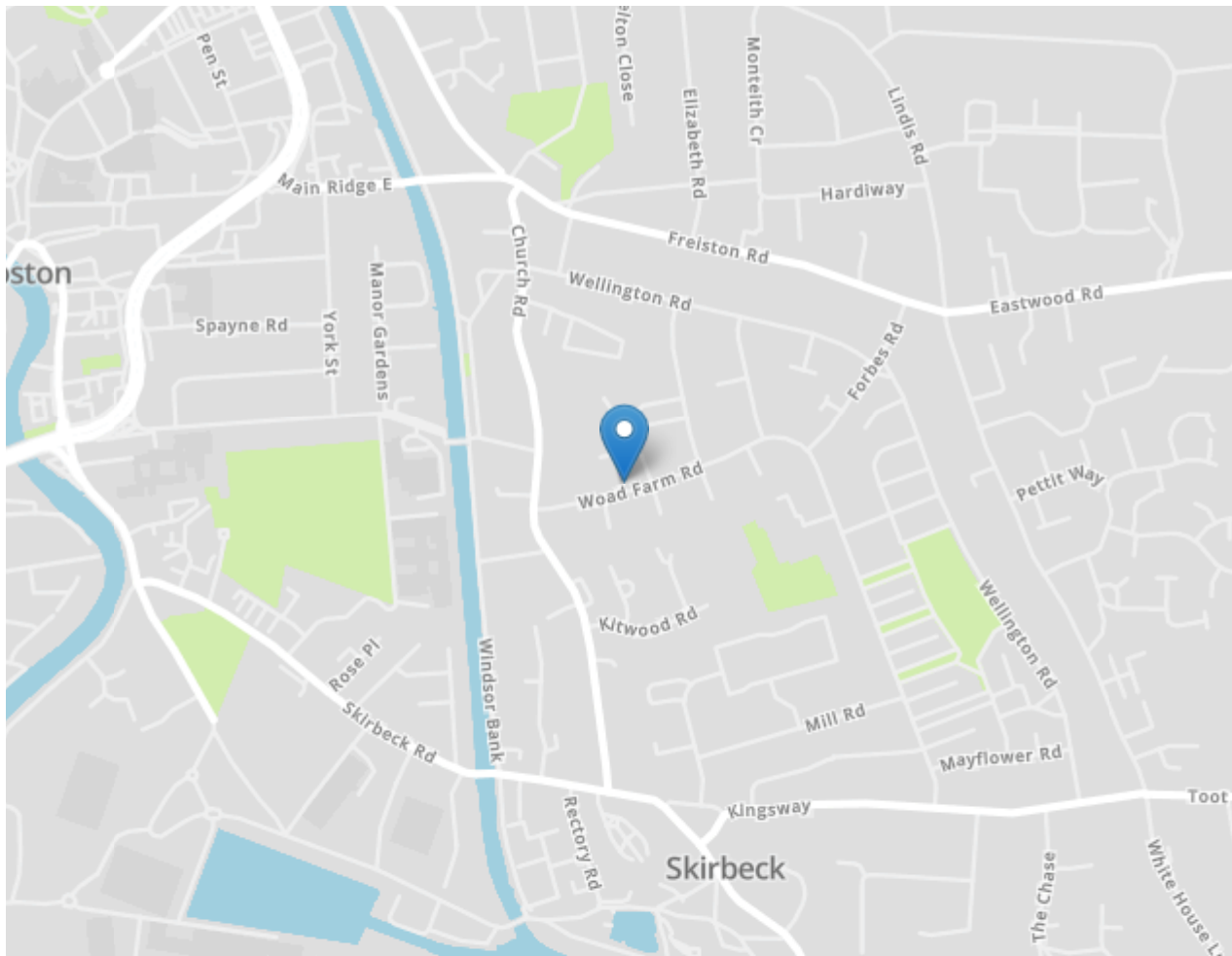
AGENT'S NOTES

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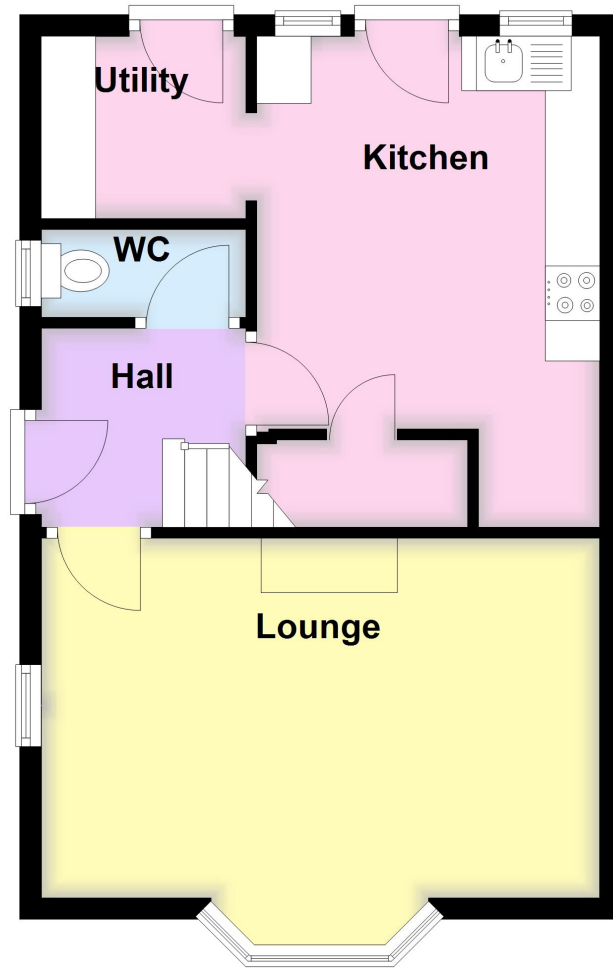
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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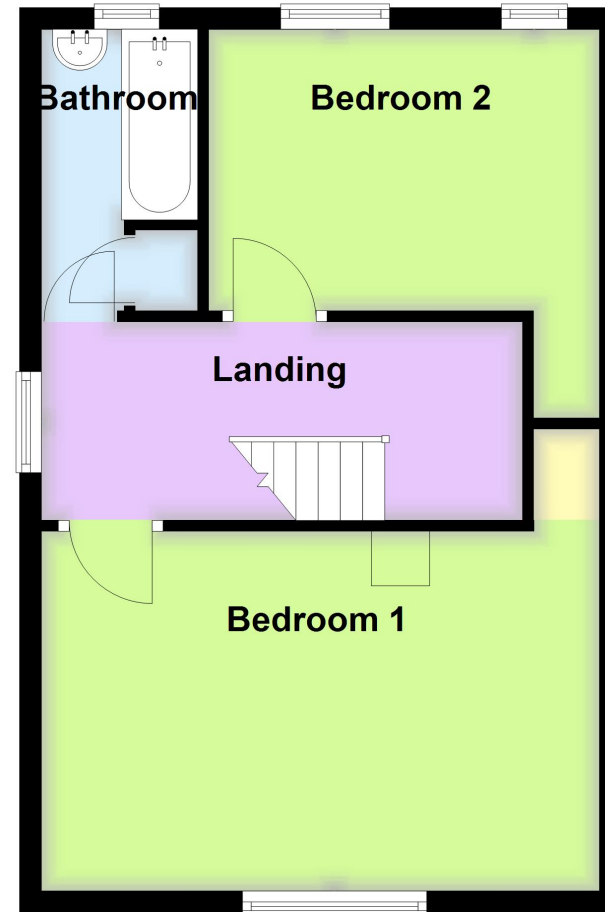
Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 81.2 sq. metres (874.1 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	85

EU Directive 2002/91/EC