



**£260,000**

42 Wellington Road, Boston, Lincolnshire PE21 0LD

**SHARMAN BURGESS**



**42 Wellington Road, Boston, Lincolnshire  
PE21 0LD  
£260,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, radiator, wood effect laminate flooring, coved cornice, wall mounted lighting.

**LOUNGE**

25'6" (maximum into bay window) x 13'0" (maximum including chimney breast) (7.77m x 3.96m)

Having feature bay window to front elevation, coved cornice, two ceiling light points each with ornamental ceiling rose, sliding patio doors to rear elevation, wood effect laminate flooring, two radiators, TV aerial point, feature fitted log burner with matching inset and hearth and display surround.

A large, extended semi-detached property with extremely versatile living accommodation currently comprising an entrance hall, lounge with wood burner, spacious kitchen diner, larger than average garden room with French doors leading to the rear, ground floor bathroom, utility area and ground floor bedroom five/office. To the first floor are four double bedrooms and an additional first floor shower room. Further benefits include a block paved driveway, enclosed rear garden, gas central heating and uPVC double glazing.



**SHARMAN BURGESS**







#### KITCHEN DINER

20' 8" (maximum) x 15' 0" (maximum) (6.30m x 4.57m)

The kitchen area comprises counter tops with inset Belfast style sink with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with eye level corner display shelving and glazed display cabinets, Leisure range cooker (to be included in the sale) with double ovens, warming tray, grill and five ring gas hob. Additional electric hob with fume extractor above, plumbing for dishwasher, space for standard height fridge or freezer, ceiling recessed lighting, ceiling light point, window to front elevation. The dining area comprises a dado rail, coved cornice, radiator, ceiling recessed lighting and additional light point, French doors to: -

#### GARDEN ROOM

18' 3" (maximum) x 13' 0" (5.56m x 3.96m)

Having double doors leading to the rear garden, two skylights, ceiling recessed lighting, TV aerial point, radiator.

#### UTILITY/SIDE ENTRANCE

Having obscure glazed stable style door to side elevation, window to side elevation, radiator, wall mounted coat hooks, coved cornice, ceiling light point, plumbing for automatic washing machine, space for condensing tumble dryer, door to Bedroom Five/Office, sliding patio door to: -

#### GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath, push button WC, pedestal wash hand basin, tiled splashbacks, coved cornice, ceiling light point.

#### BEDROOM FIVE/OFFICE

10' 9" x 7' 10" (3.28m x 2.39m)

Having obscure glazed window to rear elevation, radiator, ceiling recessed lighting, ceramic tiled floor.



**SHARMAN  
BURGESS** Est 1996



### FIRST FLOOR LANDING

Having radiator, coved cornice, access to loft space, window to front elevation.

### BEDROOM ONE

13' 0" (maximum) x 11' 1" (maximum) (3.96m x 3.38m)

Having window to front elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

### BEDROOM TWO

12' 11" (maximum into entrance area) x 11' 10" (3.94m x 3.61m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

### BEDROOM THREE

11' 6" x 8' 8" (3.51m x 2.64m)

Having window to rear elevation, radiator, ceiling light point, wood effect laminate flooring.

### BEDROOM FOUR

11' 6" (maximum) x 8' 2" (maximum) (3.51m x 2.49m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point.

### SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, tiled floor, obscure glazed window to rear elevation, ceiling light point, airing cupboard housing the hot water cylinder, slatted linen shelving and Ideal gas central heating boiler within.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway providing off road parking for approximately three vehicles.

### REAR GARDEN

Being initially laid to block paving, providing seating space and leading to an additional section of concrete hardstanding. There is also a central lawned area. The garden is fully enclosed by fencing and served by external light.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

05012026/29833483/WAR





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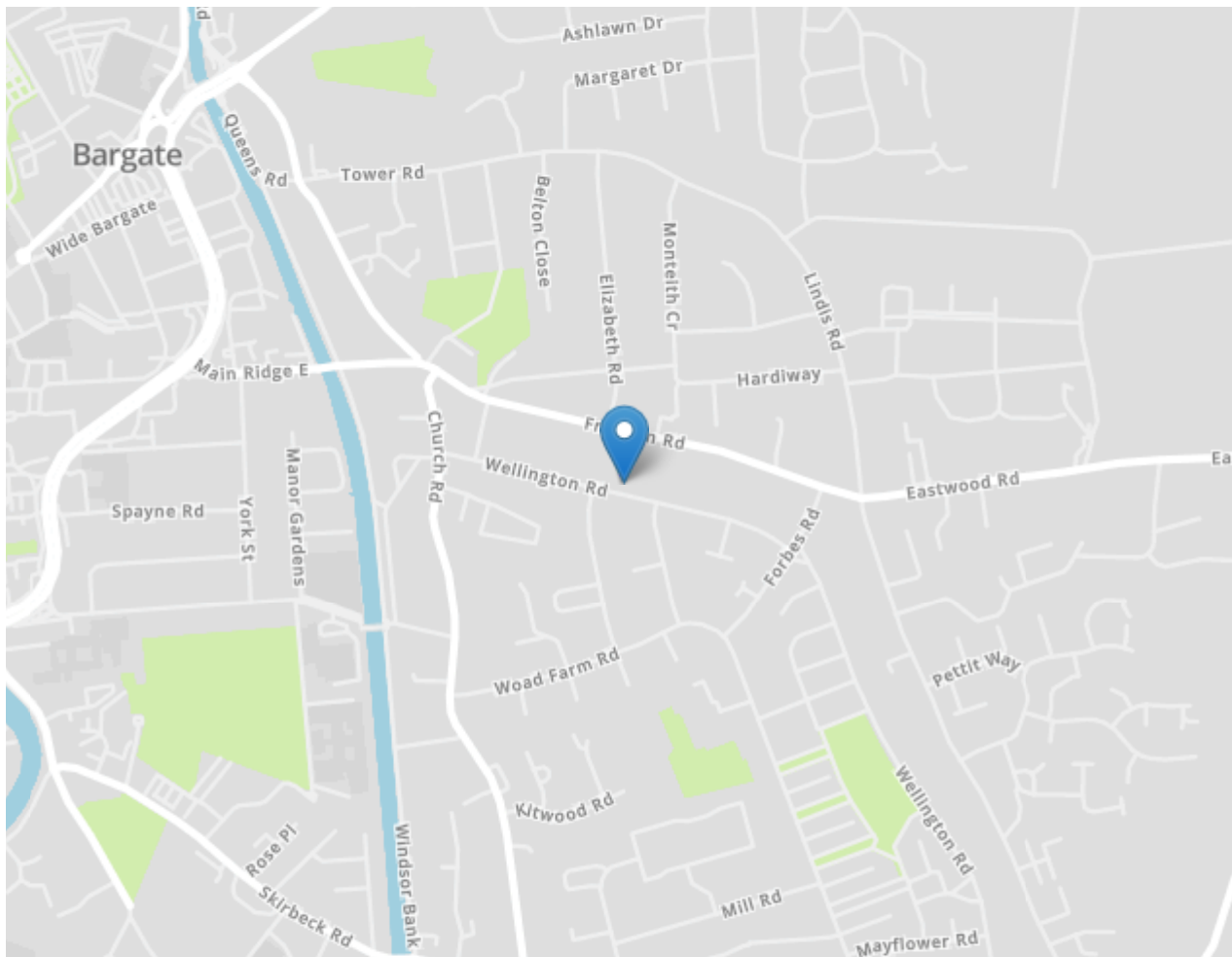
## AGENT'S NOTES

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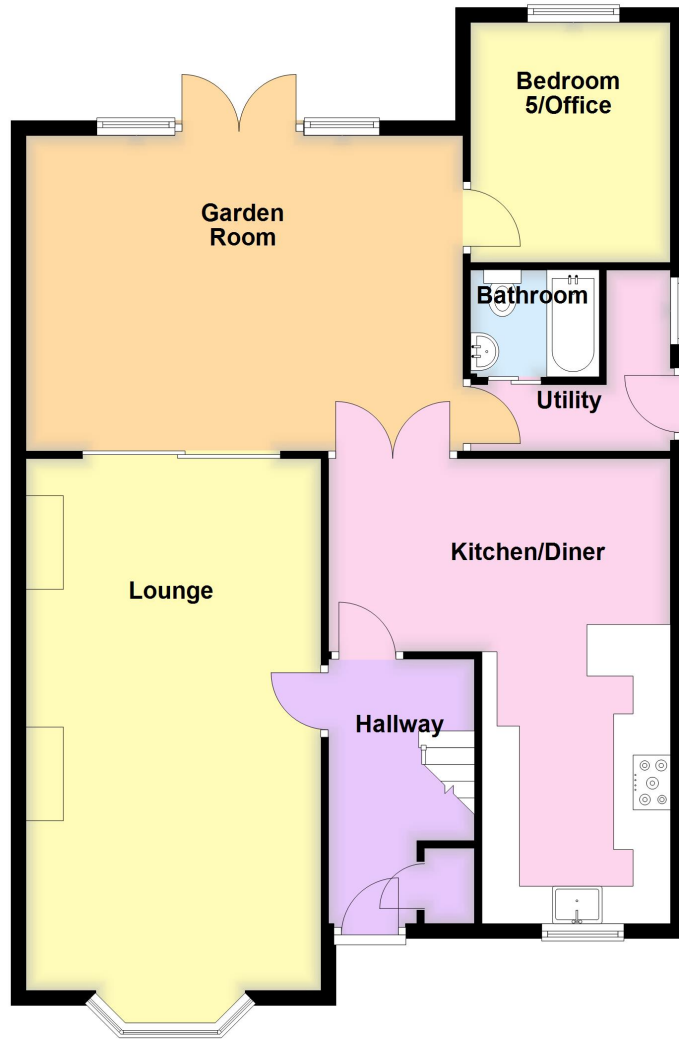
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



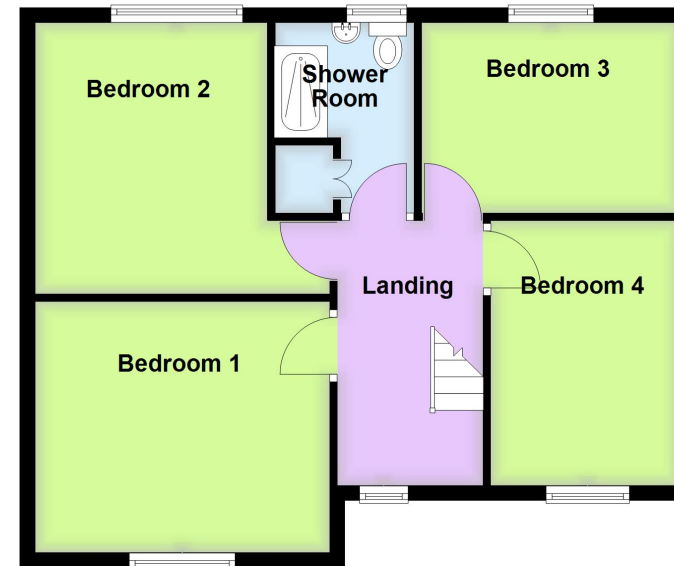
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 98.4 sq. metres (1059.5 sq. feet)



**First Floor**  
Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 155.2 sq. metres (1670.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	