



£179,950

44 Woodthorpe Avenue, Boston, Lincolnshire PE21 0NP

SHARMAN BURGESS

**44 Woodthorpe Avenue, Boston, Lincolnshire
PE21 0NP
£179,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, window to side elevation, radiator, ceiling light point, wall mounted electric fuse box.

GROUND FLOOR CLOAKROOM

Having push button WC, wash hand basin with mixer tap and vanity unit beneath, radiator, obscure glazed window to front elevation, ceiling light point.

A semi-detached property with ample off road parking, double garage and larger than average rear garden. The property is offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen, lounge diner, conservatory, three bedrooms to the first floor and a family bathroom. Further benefits include uPVC double glazing and gas central heating.



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KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, oven and grill, four ring gas hob with fume extractor above, wall mounted Worcester gas central heating boiler, window to front elevation, radiator, ceiling light point.

LOUNGE DINER

12' 4" x 16' 1" (3.76m x 4.90m)

Having two windows to rear elevation, radiator, two ceiling light points, under stairs storage cupboard, French doors through to: -

CONSERVATORY

12' 10" x 13' 2" (3.91m x 4.01m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, French doors leading to the garden.

FIRST FLOOR LANDING

Having access to loft space, radiator, ceiling light point, widow to side elevation, built-in airing cupboard housing the hot water cylinder within.

BEDROOM ONE

9' 4" (maximum) x 10' 1" (maximum) (2.84m x 3.07m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM TWO

13' 0" x 9' 4" (3.96m x 2.84m)

Having window to rear elevation, radiator, ceiling light point.



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BEDROOM THREE

10' 6" (maximum into recess) x 10' 6" (3.20m x 3.20m)

Having window to front elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap, WC, bath with wall mounted mains fed shower above and fitted shower screen, radiator, ceiling light point, extractor fan, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking. A picket fence and gate gives access to front entrance door.

DOUBLE GARAGE

Having two up and over doors, served by power and lighting.

REAR GARDEN

The larger than average garden is laid to a paved patio seating areas, raised decked seating areas and a central section of lawn. The garden is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

05112025/29682067/KAS



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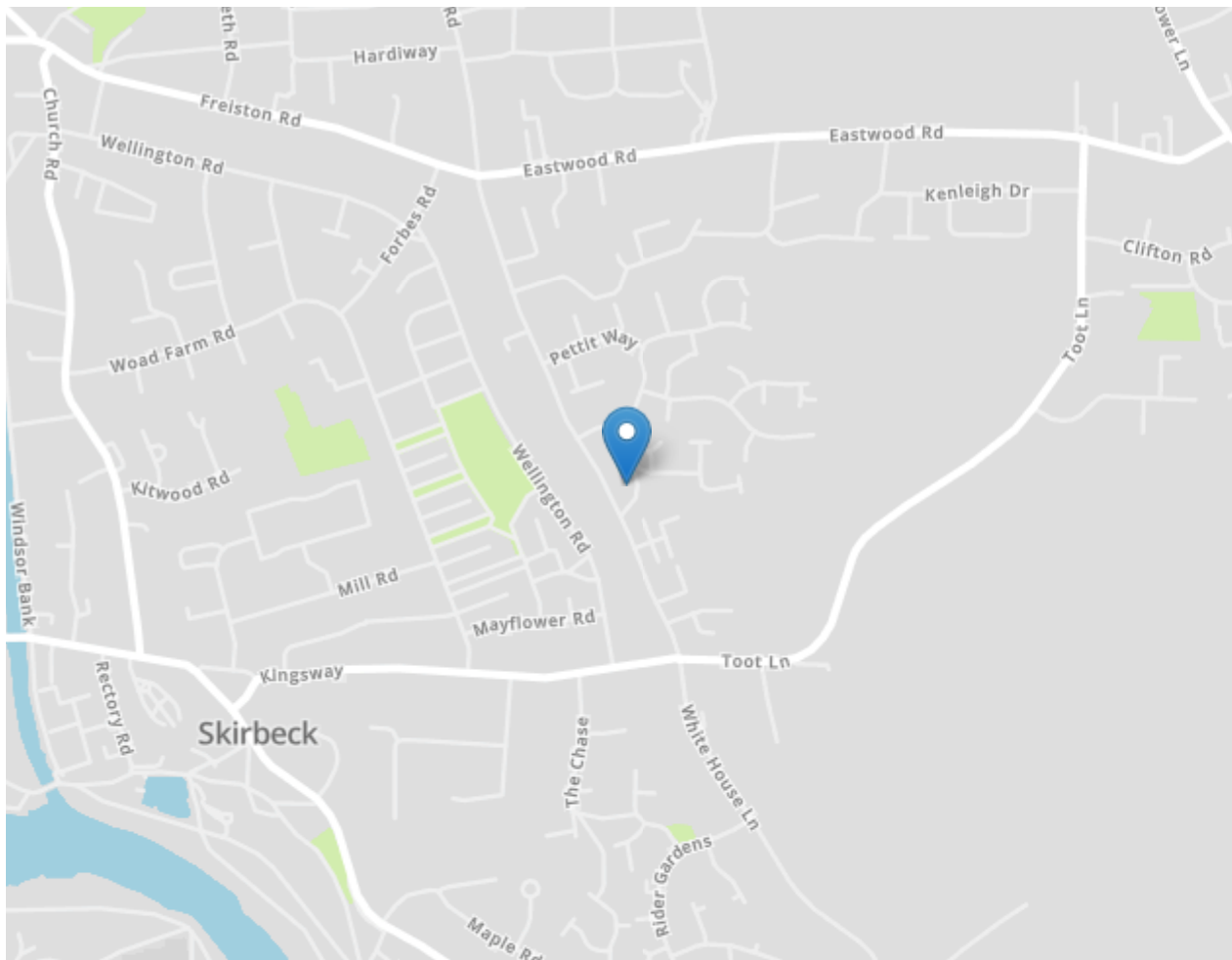
AGENT'S NOTES

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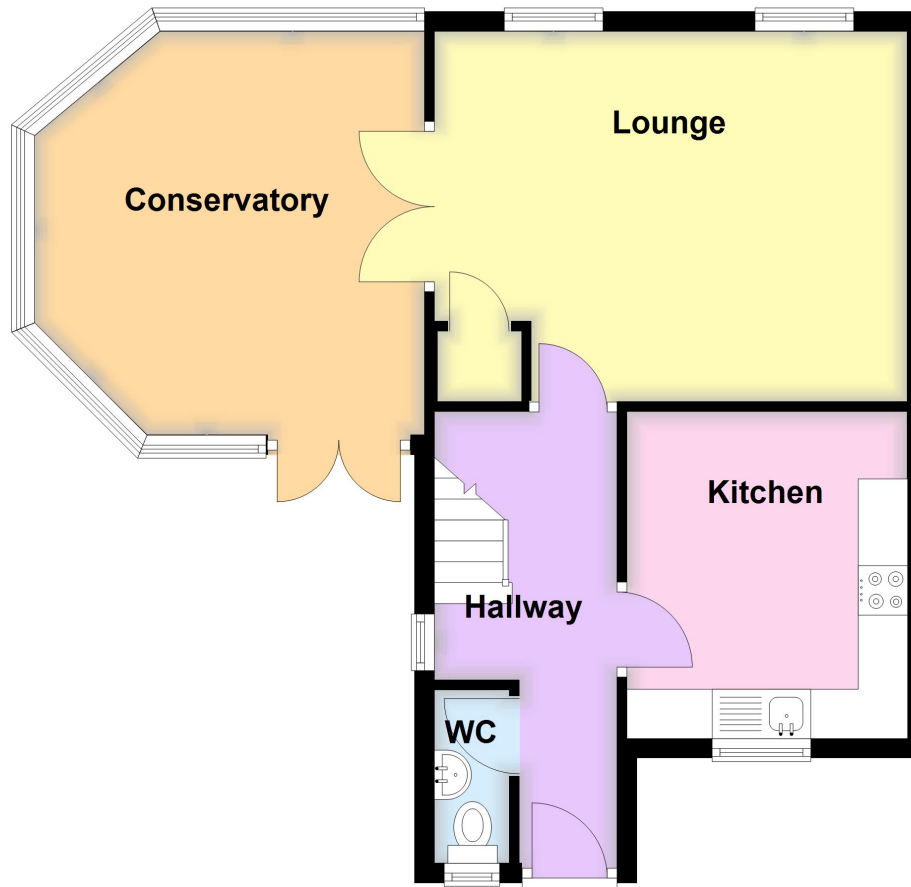
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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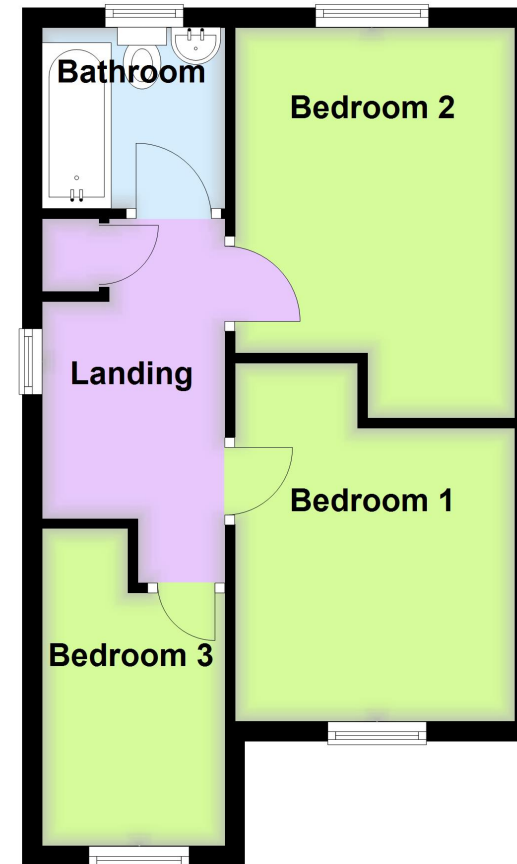
Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	