



£220,000

55 Robin Hoods Walk, Boston, Lincolnshire PE21 9EX

SHARMAN BURGESS

**55 Robin Hoods Walk, Boston, Lincolnshire
PE21 9EX
£220,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, return staircase rising to first floor, radiator, dado rail, coved cornice, ceiling light point, wall mounted central heating thermostat, under stairs storage cupboard, built-in airing cupboard with slatted linen shelving and radiator within.

WALK-IN CLOAK CUPBOARD

Having wall mounted coat hooks, ceiling light point and wall mounted electric fuse box within.

A fantastic family home situated in a sought after residential location, having been extended to the ground floor. Accommodation comprises an entrance hall, ground floor cloakroom, large open plan kitchen diner, lounge, three bedrooms to the first floor and a family bathroom. Further benefits include two driveways each with dropped kerb, single garage, enclosed rear garden, gas central heating and uPVC double glazing.



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GROUND FLOOR CLOAKROOM

Having WC, pedestal wash hand basin with tiled splashback within, obscure glazed window to front elevation, radiator, ceiling light point.

OPEN PLAN KITCHEN DINER

18'2" x 10'10" (5.54m x 3.30m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units and base and eye level corner display shelving, integrated dishwasher, integrated waist height double oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, tiled floor to kitchen area, dual aspect windows, obscure glazed entrance door, radiator, coved cornice, ceiling light point.

LOUNGE

11'4" (maximum at widest point) x 21'6" (maximum) (3.45m x 6.55m)

Having window to front elevation, French doors leading to the rear garden, two radiators, TV aerial point, coved cornice, two ceiling light points, living flame coal effect gas fire with fitted inset and hearth and display surround.

FIRST FLOOR LANDING

Having access to loft space, dado rail, coved cornice, ceiling light point, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

BEDROOM ONE

10'4" x 11'6" (3.15m x 3.51m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs cupboard with hanging rail within.



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BEDROOM TWO

11' 5" x 10' 9" (3.48m x 3.28m)

Having window to rear elevation, coved cornice, ceiling light point.

BEDROOM THREE

9' 10" x 7' 6" (3.00m x 2.29m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising corner bath with wall mounted electric shower above, pedestal wash hand basin, WC, radiator, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to side elevation.

EXTERIOR

To the front, the property benefits from two tarmac driveways, each with a dropped kerb, providing off road parking. With one driveway providing vehicular access to the garage and one with double gated access to the rear. There is a lawned front garden.

GARAGE

19' 3" x 7' 10" (5.87m x 2.39m)

Having up and over door, served by power and lighting, wall mounted gas meter. To the rear of the garage is an: -

ADJOINING WORKSHOP/STORE

7' 6" x 11' 7" (2.29m x 3.53m)

Served by light point, personnel door from garage, personnel door leading to the garden.

REAR GARDEN

Being initially laid to a paved patio seating area leading to a section of lawn, with additional gravelled areas and raised decked seating area towards the rear of the garden. The garden also houses a: -

DETACHED SUMMERHOUSE/GAMES ROOM

18' 5" (maximum) x 15' 7" (maximum at deepest point) (5.61m x 4.75m)

Primarily of timber construction.

The garden is enclosed by fencing and served by external lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

15092025/29433247/AYR



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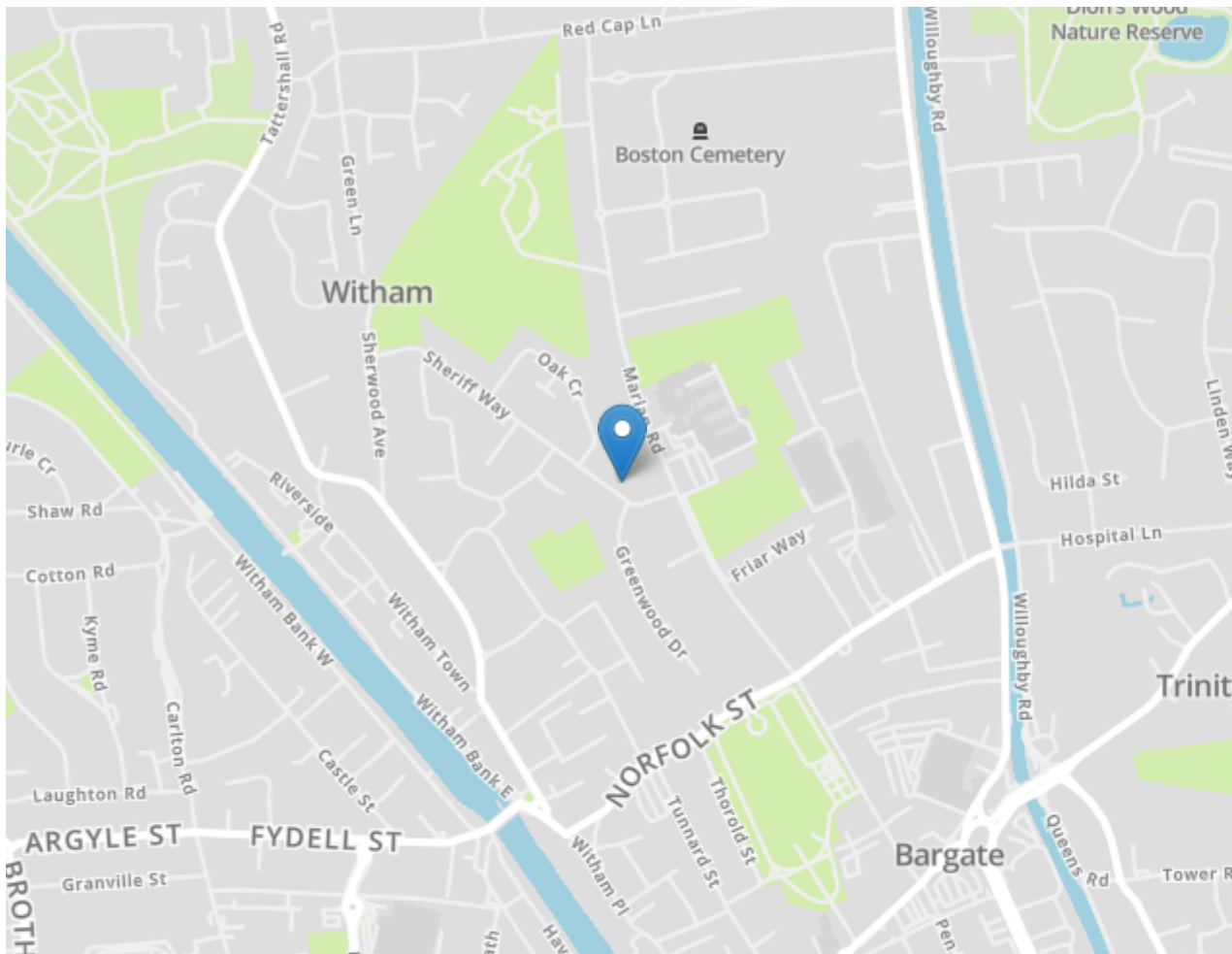
AGENT'S NOTES

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.

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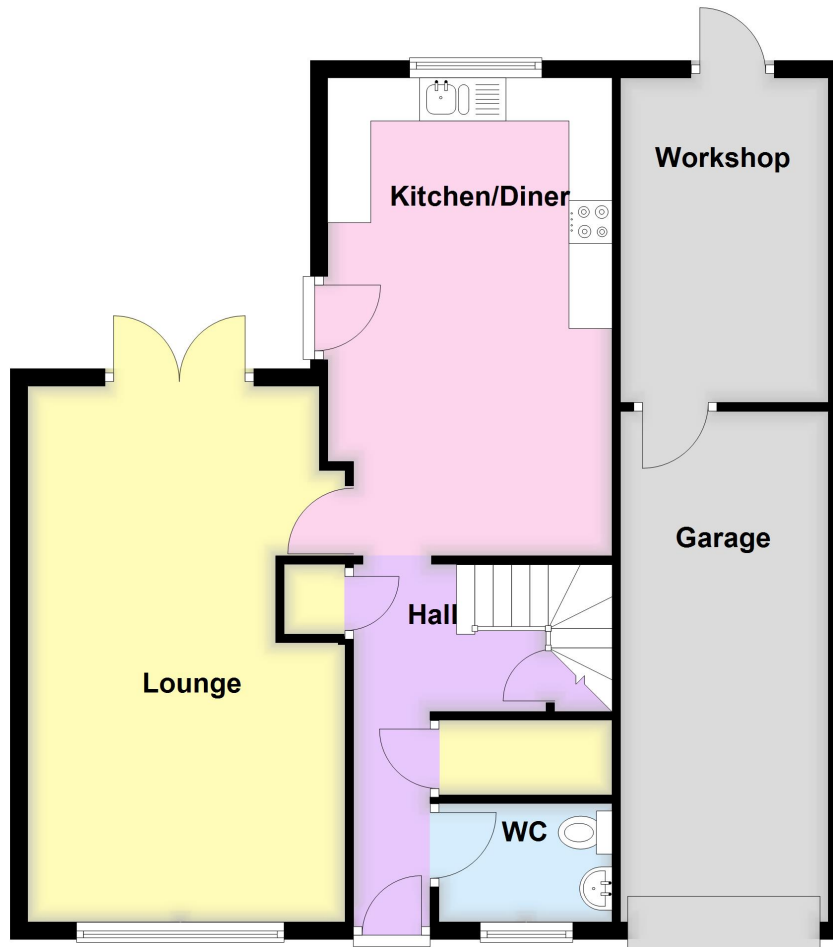
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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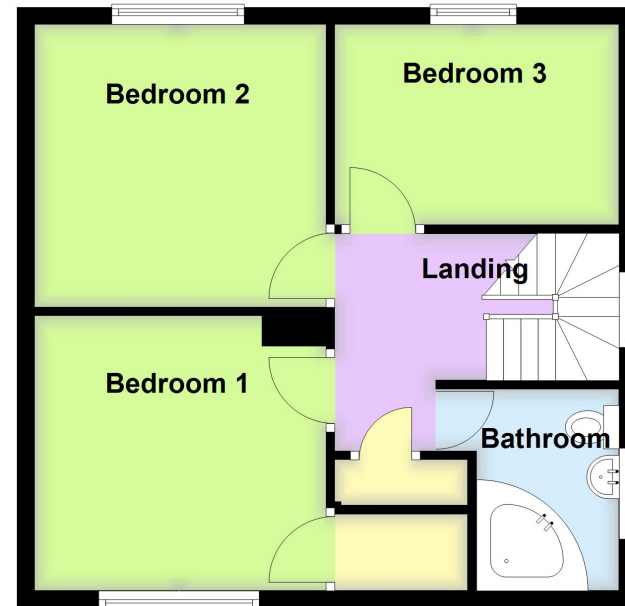
Ground Floor

Approx. 78.4 sq. metres (843.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 123.1 sq. metres (1324.9 sq. feet)

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