



**SHARMAN  
BURGESS** Est 1996  
**FOR SALE**  
0205 361161

**£159,950**

8 Woodthorpe Avenue, Boston, Lincolnshire PE21 0LX

**SHARMAN BURGESS**









A three bedroomed semi detached property being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance lobby, lounge, open plan kitchen diner, ground floor bathroom, three bedrooms to the first floor. Further benefits include driveway and off road parking, gas central heating and garden to the rear.

## ACCOMMODATION

### ENTRANCE LOBBY

Having front entrance door, staircase leading off, door to: -

### LOUNGE

16' 0" x 8' 11" (4.88m x 2.72m)

Having window to front elevation, ceiling light point.

### OPEN PLAN KITCHEN DINER

19' 2" (maximum including archway) x 12' 11" (maximum)  
(5.84m x 3.94m)

Having counter tops, base level storage units, drawer units and matching wall units, integrated double oven and grill, four ring hob with fume extractor above, plumbing for washing machine, window to rear elevation, ceiling mounted lighting. The dining area benefits from dual aspect windows and a light point.

### REAR ENTRANCE LOBBY

With door to rear garden, door to: -

### GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted shower within and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, tiled walls, obscure glazed window, ceiling light point.

## STAIRS AND LANDING

### BEDROOM ONE

14' 8" (maximum) x 8' 10" (maximum) (4.47m x 2.69m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes.

### BEDROOM TWO

13' 0" (maximum) x 10' 8" (maximum) (3.96m x 3.25m)

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

### BEDROOM THREE

9' 9" (maximum) x 8' 3" (maximum) (2.97m x 2.51m)

Having window to rear elevation, ceiling light point.

## EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking. There is also a front garden.

To the rear, the garden is laid to hardstanding to the majority and enclosed by fencing to the majority.

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

28012025/28637523/NAR

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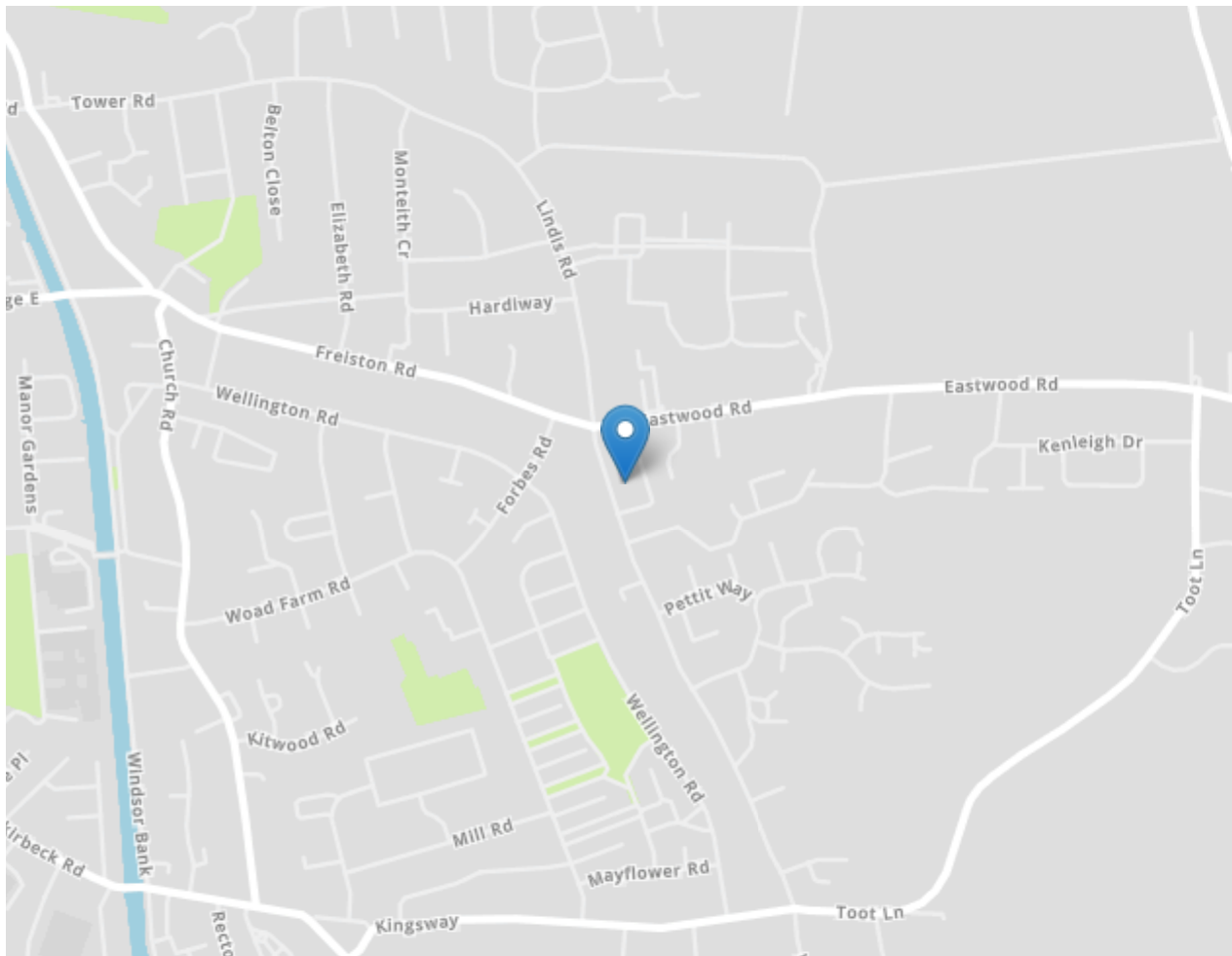
## AGENT'S NOTES

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.

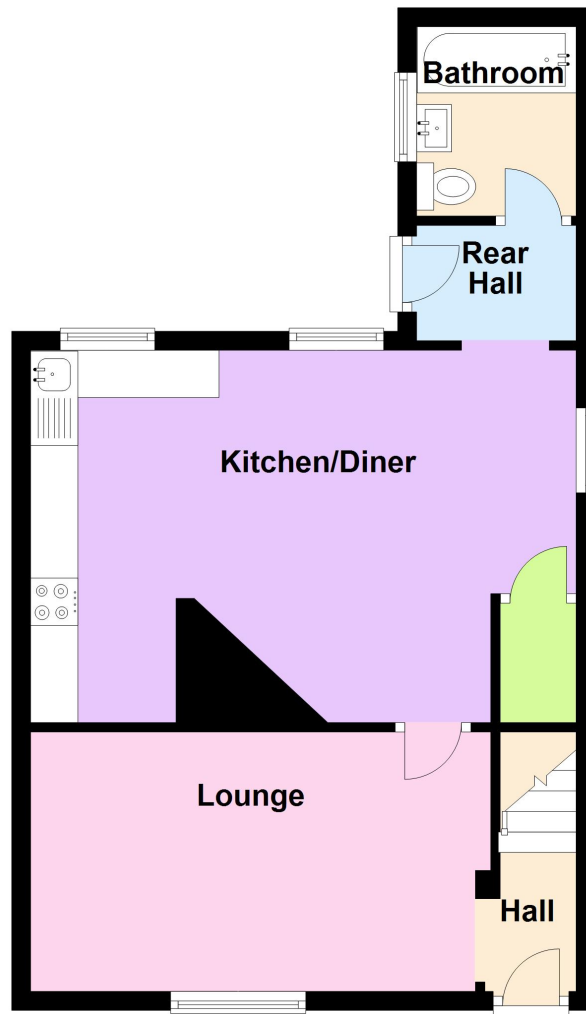


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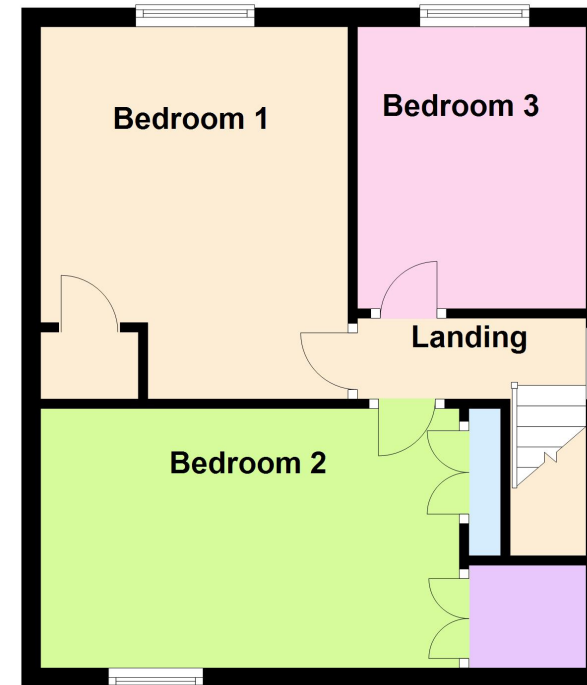
## Ground Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 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>		76
(55-68) <b>D</b>	61	
(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