



**£379,950**

34 Ashton Hall Drive, Boston, Lincolnshire PE21 7TG

**SHARMAN BURGESS**



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PE21 7TG  
£379,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having uPVC front entrance door, Karndean flooring, ceiling recessed spotlights, coved cornice, stairs rising to first floor landing, under stairs storage cupboard.

**LIVING ROOM**

17' 10" x 11' 6" (5.44m x 3.51m)

Having coved cornice, ceiling recessed spotlights, Karndean flooring, radiator, dual aspect double glazed windows to the front and side of the property, TV aerial point.

A modern, well presented five bedroomed detached property situated in a sought after location on the outskirts of Boston close to Boston West Academy. The accommodation is arranged over three floors and comprises an entrance hall, open plan living kitchen diner, living room, utility room, ground floor cloakroom, three bedrooms to the first floor, with en-suite and dressing room to bedroom one and a family bathroom, with two further bedrooms and WC to the second floor. Further benefits include driveway, detached double garage and enclosed rear garden. Viewing is highly recommended in order to fully appreciate the accommodation on offer.



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### OPEN PLAN LIVING KITCHEN DINER

18' 7" (maximum measurement) x 26' 8" (maximum measurement) (5.66m x 8.13m)

#### LIVING AREA

Having double glazed window to front aspect, radiator, coved cornice, ceiling recessed spotlights, TV aerial point.

#### KITCHEN DINER

Having a modern fitted kitchen comprising a range of wall and base level units, drawer units, larder unit, areas of work surfaces with tiled splashbacks and inset one and a half bowl sink and drainer unit with mixer tap, space for American style fridge freezer, integrated dishwasher, integrated oven, central island with base level units and drawer units and integrated hob with extractor hood above, bi-fold doors to rear aspect, ceiling recessed spotlights, coved cornice, Karndean flooring, part glazed uPVC door leading to the rear garden, door to: -

#### UTILITY ROOM

8' 4" x 7' 3" (2.54m x 2.21m)

Having double glazed window to rear aspect, wall mounted central heating boiler, extractor fan, coved cornice, space and plumbing for automatic washing machine, space for condensing tumble dryer, base unit with work surface over and inset stainless steel sink and drainer, partly tiled splashbacks.



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### CLOAKROOM

Having low level WC, radiator, wash hand basin inset to vanity unit with tiled splashback, coved cornice, double glazed window to rear aspect.

### FIRST FLOOR LANDING

Having doors arranged off to three bedrooms and the family bathroom, double glazed window to front aspect, stairs rising to second floor landing.

### BEDROOM ONE

13' 7" x 11' 6" (4.14m x 3.51m)

Having double glazed window to front aspect, radiator, telephone point, coved cornice, ceiling recessed spotlights, wall light points, TV aerial point, door to en-suite, walkway through to dressing room.

### EN-SUITE SHOWER ROOM

Having a walk-in double shower with mains fed shower within, WC with concealed cistern, wash hand basin inset to vanity unit, fully tiled walls, extractor fan, electric shaver point, double glazed window to side aspect, coved cornice, ceiling recessed spotlights.

### DRESSING ROOM

11' 7" (maximum measurement) x 8' 4" (3.53m x 2.54m)

Having radiator, coved cornice, ceiling recessed spotlights, double glazed window to rear aspect, fitted shelving and hanging rails, built-in cupboard.

### BEDROOM TWO

15' 0" x 11' 6" (4.57m x 3.51m)

Having double glazed window to front aspect, radiator, coved cornice.







### **BEDROOM THREE**

11' 6" x 11' 3" (3.51m x 3.43m)

Having double glazed window to rear aspect, coved cornice, wood laminate flooring, radiator.

### **FAMILY BATHROOM**

Having a modern suite comprising panelled bath with mixer tap, wash hand basin inset to vanity unit, low level WC, walk-in shower cubicle fitted to tiled recess with mains fed shower within, coved cornice, extractor fan, ceiling recessed spotlights, electric shaver point, fully tiled walls, heated towel rail, double glazed window to rear aspect, laminate flooring.

### **SECOND FLOOR LANDING**

Having stairs rising from first floor landing, Velux style window to rear aspect, access to roof space, doors to two bedrooms, WC and boiler cupboard.

### **BEDROOM FOUR**

19' 5" (maximum measurement with reduced head height) x 11' 6" (5.92m x 3.51m)

Having double glazed window to front aspect, Velux style window to rear aspect, coved cornice, ceiling recessed spotlights, TV aerial point, two radiators, eaves storage.

### **BEDROOM FIVE**

19' 5" (maximum measurement with reduced head height) x 11' 6" (5.92m x 3.51m)

Having double glazed window to front aspect, Velux window to rear aspect, two radiators, ceiling recessed spotlights.



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## WC

Having low level WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan, coved cornice, ceiling recessed spotlights.

## EXTERIOR

To the front of the property is an area of lawn with wrought iron railings, with hand gate and pathway leading to the front entrance door. A further wrought iron gate to the side of the property leads to the rear garden.

The rear garden is laid to a mixture of paved patio and lawn, with gravelled borders. There is a further decked seating area and rubber crumb play area. Gated access leads to the rear gravelled driveway providing off road parking for numerous cars as well as vehicular access to the garage, accessed via a private road from Rothschild Close.

## DETACHED DOUBLE GARAGE

17' 5" x 18' 2" (5.31m x 5.54m)

Having two up and over doors, served by power and lighting, storage to eaves, uPVC personnel door leading to the rear garden.

## SERVICES

Mains gas, electricity, water and drainage are connected to the property.

## REFERENCE

25072023/27550491/LIL



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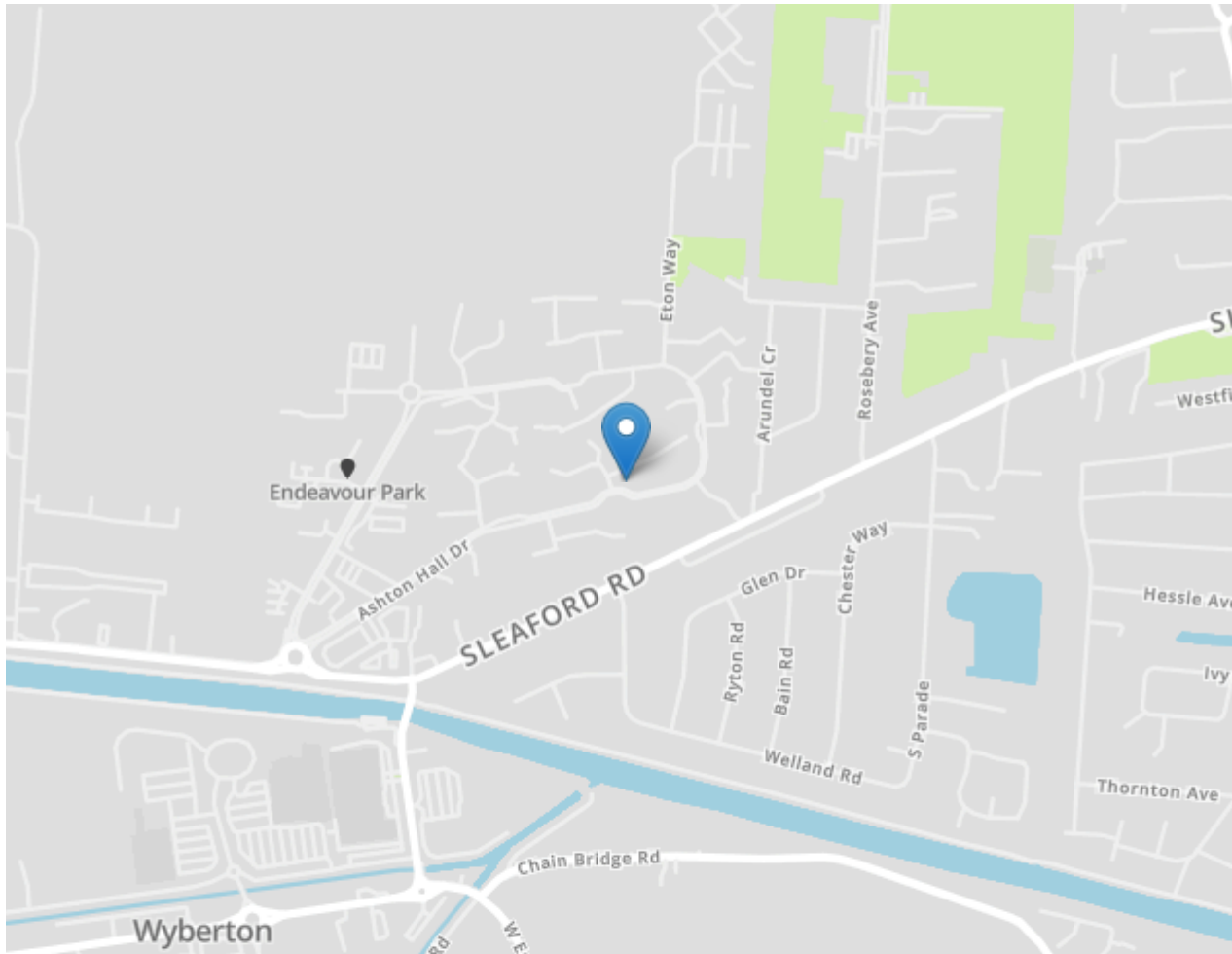
## AGENT'S NOTES

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.



**SHARMAN BURGESS**



### Ground Floor

Approx. 74.8 sq. metres (805.2 sq. feet)



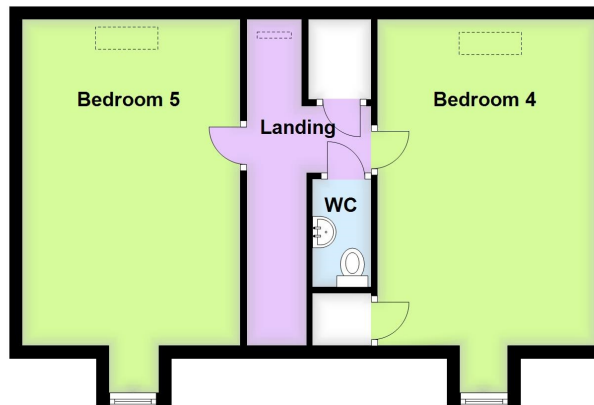
### First Floor

Approx. 74.8 sq. metres (805.2 sq. feet)



### Second Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 199.0 sq. metres (2141.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	81
(55-68)	<b>D</b>		
(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	