



44

SHARMAN
BURGESS Est. 1996
FOR SALE
01205 361161

£175,000

44 Oak Crescent, Boston, Lincolnshire PE21 9EZ

SHARMAN BURGESS

**44 Oak Crescent, Boston, Lincolnshire
PE21 9EZ
£175,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having front entrance door, staircase rising to first floor landing, radiator, coved cornice, ceiling light point, built-in cloak cupboard.

LOUNGE DINER

16' 5" (maximum measurement) x 13' 0" (maximum measurement) (5.00m x 3.96m)

Having window to front aspect, two radiators, coved cornice, ceiling light point, fitted gas fireplace with stone hearth and matching surround.

A semi-detached property situated in an extremely popular residential location within close proximity of Boston Town Centre. Accommodation comprises an entrance lobby, lounge diner, breakfast kitchen and ground floor cloakroom. To the first floor are three bedrooms and a family bathroom. Further benefits include uPVC double glazing, gas central heating, single garage and garden to the rear.



SHARMAN BURGESS



BREAKFAST KITCHEN

12' 10" x 7' 9" (3.91m x 2.36m)

Having roll edge work surfaces, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, integrated four ring gas hob with fume extractor above, plumbing for automatic washing machine, ceiling light point, integrated fridge freezer, window to rear aspect, door to rear aspect, breakfast bar with radiator beneath.

INNER LOBBY

With coved cornice, ceiling light point, under stairs storage cupboard housing the gas central heating boiler.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising WC and wall mounted wash hand basin with tiled splashback. Window to rear aspect, ceiling light point.

FIRST FLOOR LANDING

Having stairs rising from entrance lobby, window to side aspect, coved cornice, ceiling light point, access to roof space, airing cupboard with hot water cylinder and slatted linen shelving within.

BEDROOM ONE

12' 2" (maximum measurement) x 9' 9" (maximum measurement) (3.71m x 2.97m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.



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BEDROOM TWO

9' 9" (maximum measurement) x 9' 9" (maximum measurement) (2.97m x 2.97m)
Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM THREE

7' 7" (maximum measurement) x 5' 10" (maximum measurement) (2.31m x 1.78m)
Having window to front aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Having a three piece suite comprising bath, pedestal wash hand basin and WC.
Obscure glazed window to rear aspect, radiator, coved cornice, ceiling light point, extractor fan.

EXTERIOR

To the front, the property has a driveway which provides off road parking and extends to the left hand side of the property giving vehicular access to the garage. The front garden is predominantly laid lawn, with low level brick wall to the front boundary.

To the rear, the property is initially laid to a paved seating area, leading to the remainder which is predominantly laid to lawn with mature shrub borders. The garden is enclosed to the majority and houses a timber shed (to be included within the sale) situated to the rear of the garage.

SINGLE GARAGE

Having up and over door, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26959500/24112023/BRY



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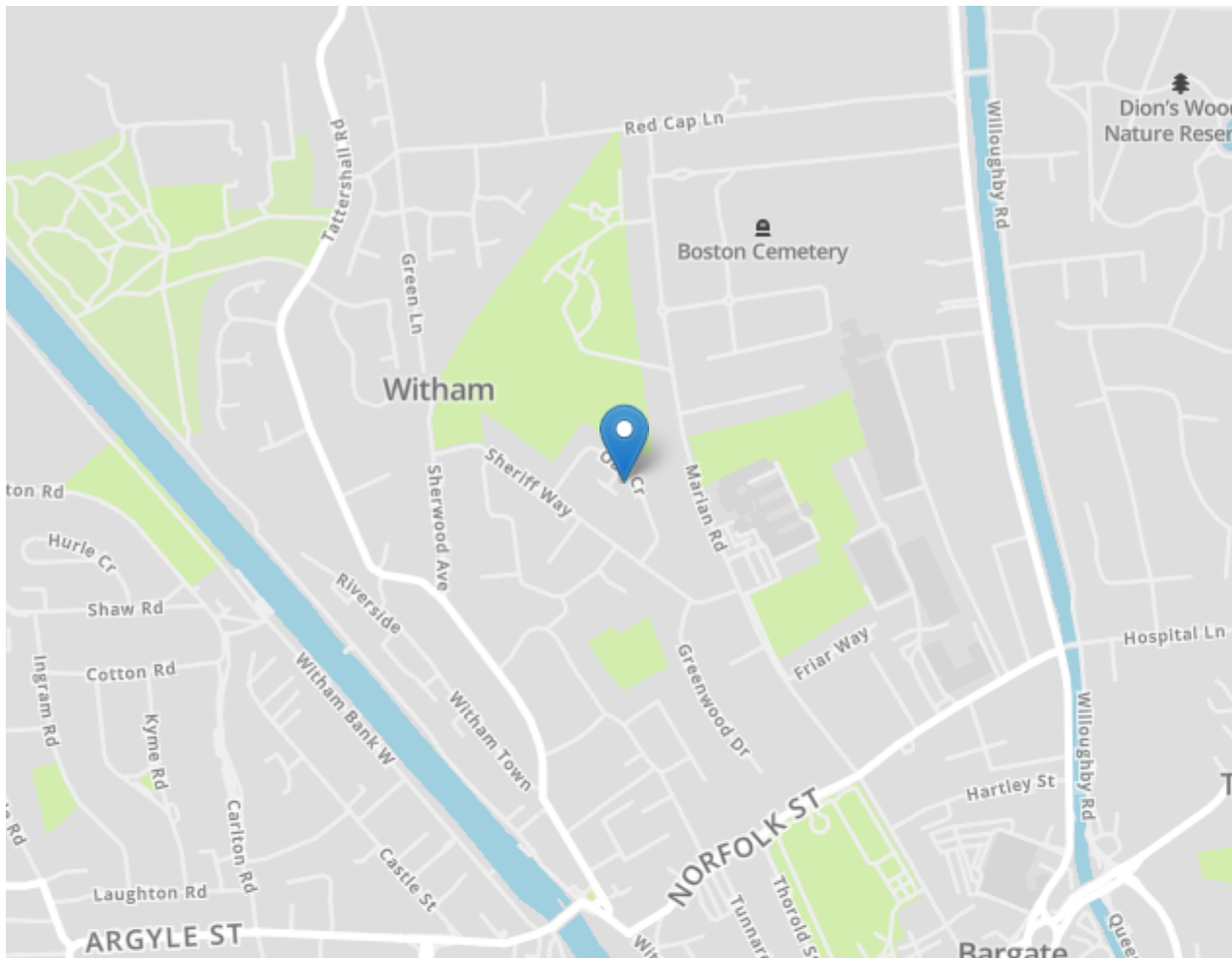
AGENT'S NOTES

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.

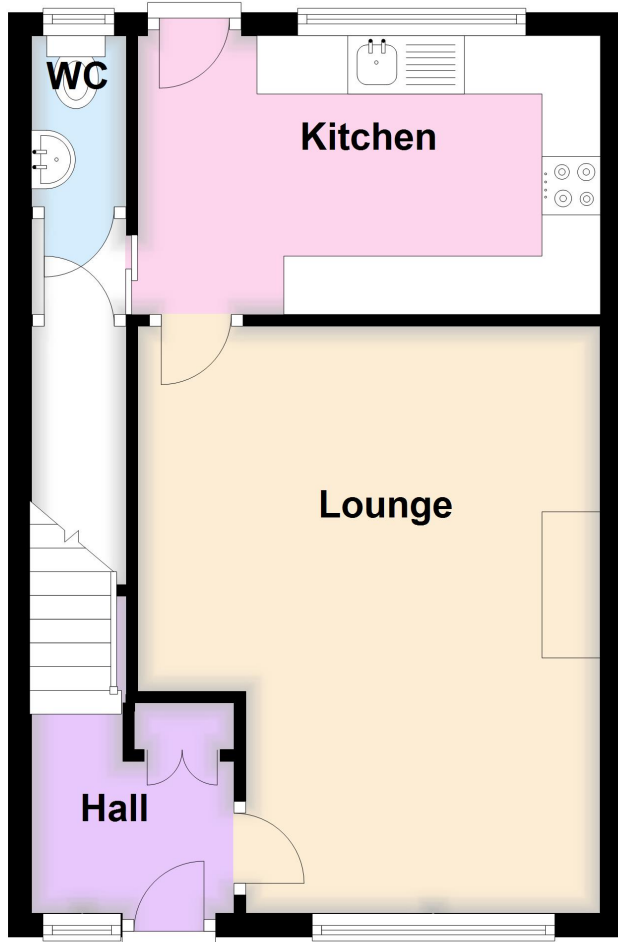
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

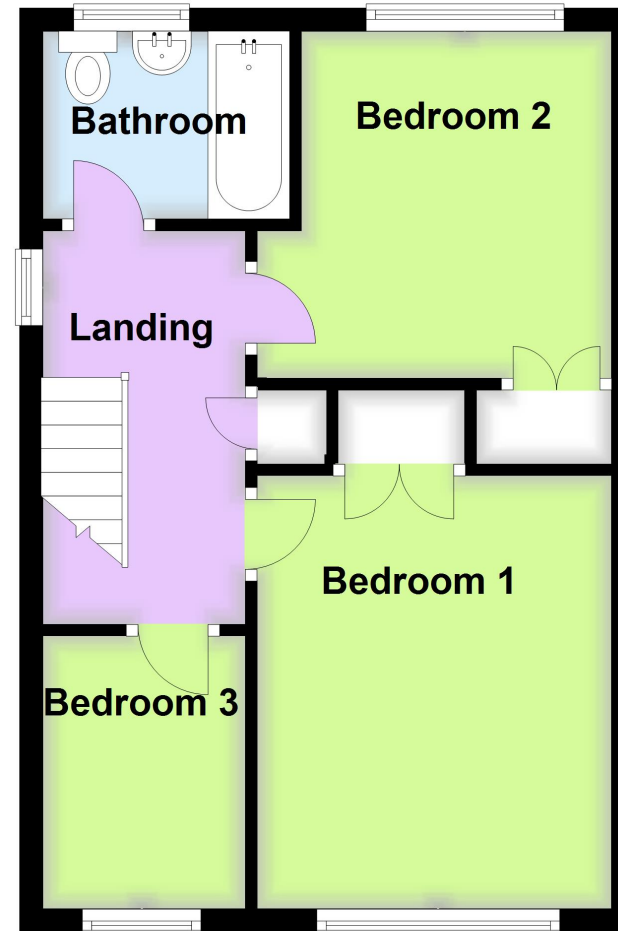
Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)



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