



**£309,950**

32 Garfits Lane, Boston, Lincolnshire PE21 7EX

**SHARMAN BURGESS**



**32 Garfits Lane, Boston, Lincolnshire**  
**PE21 7EX**  
**£309,950 Freehold**

**ENTRANCE HALL**

Having partially obscure glazed stable style front entrance door, window to side elevation, staircase leading off, bespoke under stairs storage, radiator, coved cornice, ceiling light point, built-in boiler cupboard housing the refitted Ideal gas central heating boiler. The hallway continues to a further section with additional ceiling light point and radiator.

**LOUNGE**

14' 6" (maximum including bay window) x 15' 7" (4.42m x 4.75m)  
Having bay window to rear elevation, additional window to rear elevation, radiator, coved cornice, ceiling light point, ornamental fireplace with fitted hearth and surround, TV aerial point, wall mounted electric consumer unit.



**SHARMAN BURGESS**

### KITCHEN DINER

12' 3" (maximum) x 12' 3" (maximum) (3.73m x 3.73m)  
Having an extremely well appointed and refitted modern style Wren kitchen comprising counter tops, inset one and a half bowl sink and drainer with mixer tap and hose attachment, extensive range of base level storage units, drawer units, matching eye level wall units with under cupboard lighting, integrated oven and grill, integrated combination oven, four ring induction hob with illuminated fume extractor above, integrated dishwasher, integrated fridge, dual aspect windows, radiator, ceiling recessed lighting, ornamental cast iron fireplace.

### DINING ROOM

9' 8" x 8' 7" (2.95m x 2.62m)  
Having radiator, ceiling light point, door to: -

### CONSERVATORY

16' 3" x 9' 2" (4.95m x 2.79m)  
Of brick and uPVC construction with polycarbonate roof. Tiled floor, wall mounted lighting, power points, door to rear garden.

### UTILITY ROOM

8' 7" x 4' 7" (2.62m x 1.40m)  
Having been refitted with Wren units matching that of the kitchen and comprising base level storage units, matching eye level wall units, integrated washing machine, integrated fridge freezer, counter top, ceiling light point.



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### ENTRANCE LOBBY

Having obscure glazed door leading to the driveway, window to front elevation, radiator, built-in cloak cupboard.

### STUDY

6' 10" (maximum) x 6' 4" (maximum) (2.08m x 1.93m)

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

### GROUND FLOOR BEDROOM THREE

11' 5" x 5' 10" (3.48m x 1.78m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, wardrobe with hanging rail and shelving within.

### GROUND FLOOR BATHROOM

Having been refitted and comprising a panelled bath with wall mounted mains fed tap with hand held shower attachment and additional overhead shower head, WC, wash hand basin with vanity unit beneath and mixer tap, radiator incorporating towel rail, dual aspect obscure glazed windows, fully tiled walls, ceiling recessed lighting, extractor fan.

### FIRST FLOOR LANDING

Having access into eaves storage, radiator, ceiling light point, window, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

10' 2" (maximum taken to built-in wardrobes) x 12' 4" (maximum) (3.10m x 3.76m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within. Archway through to: -







### EN-SUITE BATHROOM

8' 6" x 6' 9" (with reduced head height) (2.59m x 2.06m)

Having been refitted with a three piece suite comprising wash hand basin with vanity beneath, WC with concealed cistern and storage to the side, sunken panelled bath with wall mounted mains fed tap and shower with hand held shower attachment and fitted shower screen. Radiator incorporating heated towel rail, extended splashbacks, obscure glazed window to side elevation.

### BEDROOM TWO

12' 3" (maximum) x 12' 2" (maximum) (3.73m x 3.71m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

### EN-SUITE SHOWER ROOM

Having been refitted and comprising a wash hand basin with vanity unit beneath and mixer tap, shower area with wall mounted mains fed shower within, feature obscure glazed circular window to rear elevation, walls tiled to the majority, ceiling light point.

### EXTERIOR

The property is approached over a driveway which provides off road parking for up to 3 cars, as well as vehicular access to the garage. There is a low maintenance front garden with low level picket fence, gravelled borders and a pathway leading to the front entrance door.

### GARAGE

15' 7" x 8' 0" (4.75m x 2.44m)

Having double doors, served by power, lighting and own electric fuse box.



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### REAR GARDEN

The rear garden benefits from an approximate south facing aspect and comprises paved hardstanding areas providing seating space, sections of lawn and gravelled flower and shrub borders. The garden is enclosed by a mixture of fencing and hedging and served by outside lighting. The garden houses a timber shed, which is to be included within the sale.

### SERVICES

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

### REFERENCE

16012025/28518511/DAV



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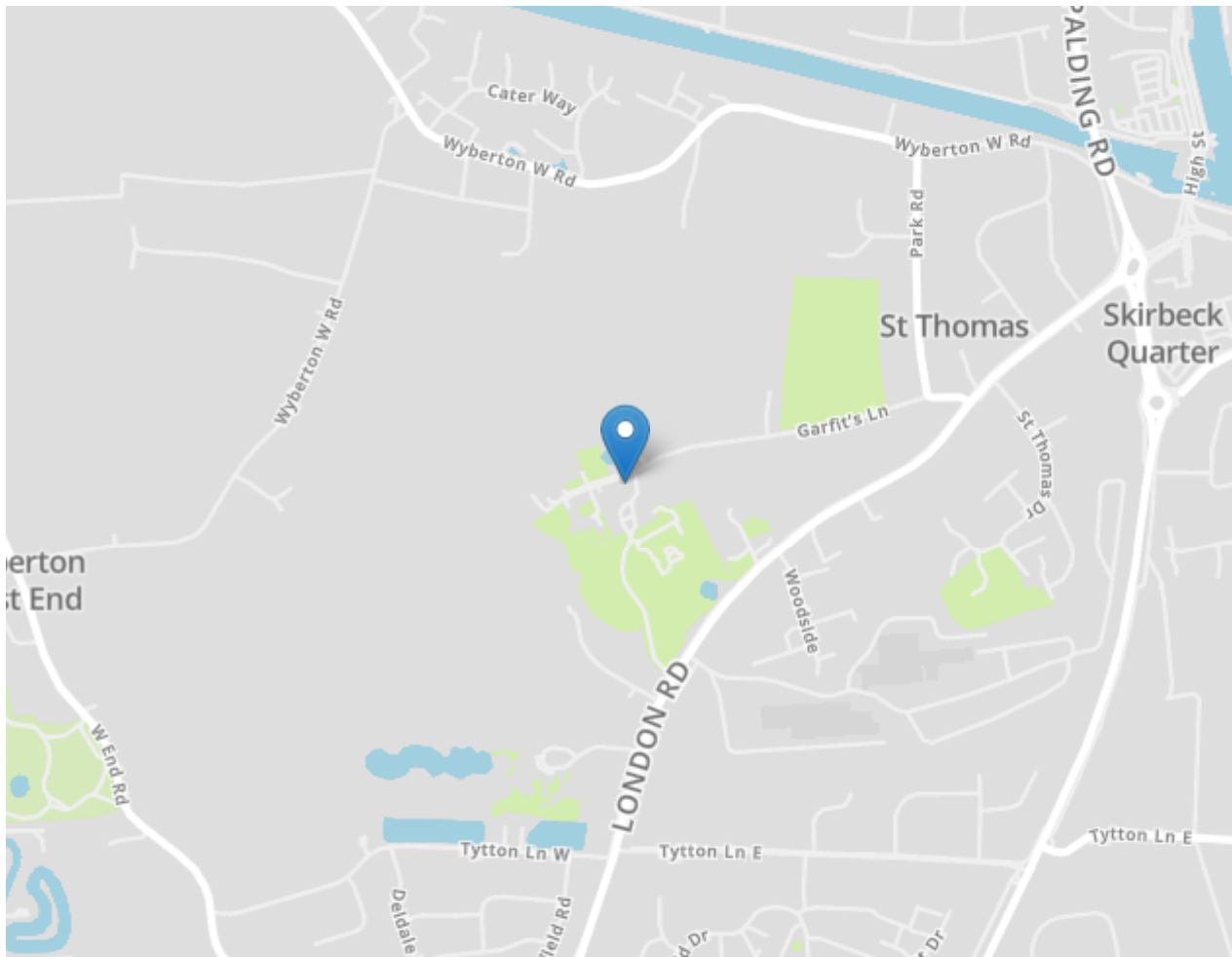
## AGENT'S NOTES

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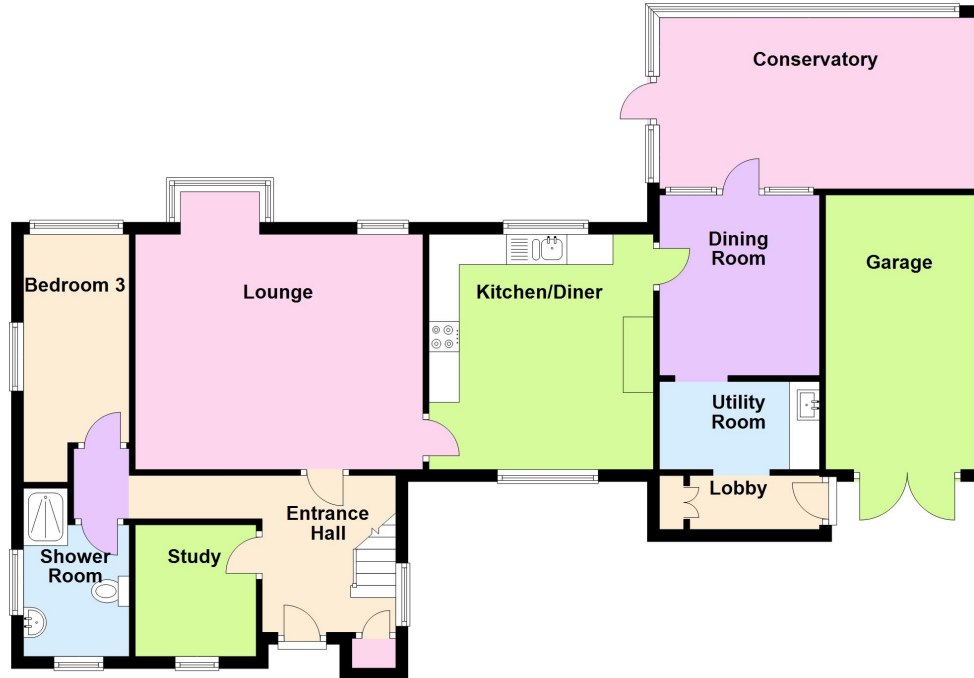
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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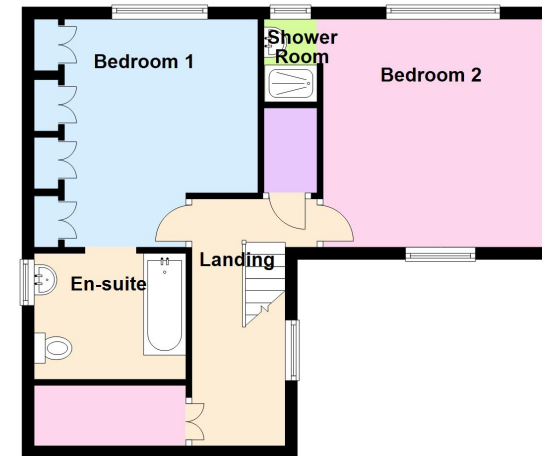
### Ground Floor

Approx. 101.5 sq. metres (1092.9 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 146.9 sq. metres (1580.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	