



£235,000

27 Church Green Road, Fishtoft, Boston, Lincolnshire PE21 0QY

SHARMAN BURGESS

**27 Church Green Road, Fishtoft, Boston,
Lincolnshire PE21 0QY
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having double partially obscure glazed front entrance doors, access to loft space, coved cornice, ceiling light point, built-in cloak cupboard housing the electric fuse box.

OPEN PLAN STUDY/SNUG AREA

16' 9" x 8' 6" (5.11m x 2.59m)

Having window to side elevation, radiator, ceiling light point, steps leading to a first floor attic space.



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LOUNGE

16' 1" x 13' 10" (maximum including chimney breast) (4.90m x 4.22m)

Having window to side elevation, radiator, coved cornice, ceiling light point, open fireplace with fitted hearth and display surround, sliding patio doors through to: -

CONSERVATORY

12' 2" x 7' 11" (3.71m x 2.41m)

Of uPVC double glazed construction with polycarbonate roof. Having tiled floor, radiator, power points, double doors to rear garden.

KITCHEN DINER

23' 9" (maximum) x 8' 4" (maximum) (7.24m x 2.54m)

Having counter tops, stainless steel sink and drainer with mixer taps, range of base level storage units, drawer units and matching eye level wall units, space for gas cooker, plumbing for automatic washing machine, dual aspect windows, radiator, coved cornice, ceiling light point, wall mounted extractor fan, wall mounted Worcester gas central heating boiler.

SHOWER ROOM

Having push button WC, wash hand basin with mixer tap and vanity unit beneath, shower area with wall mounted mains fed shower and hand held shower attachment and tiling within, heated towel rail, obscure glazed window to rear elevation, ceiling light point, extractor fan.



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BEDROOM ONE

12' 9" (maximum into bay window) x 11' 8" (maximum) (3.89m x 3.56m)

Having feature bay window to front elevation, additional window to side elevation, radiator, ceiling light point.

BEDROOM TWO

11' 8" x 9' 5" (maximum into bay window) (3.56m x 2.87m)

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

FIRST FLOOR ATTIC SPACE

29' 11" (maximum) x 14' 8" (approximate measurement with reduced head height)

(9.12m x 4.47m)

A fully boarded and plastered space, with ceiling mounted lighting and window to rear elevation, providing scope and potential for additional useable floor space (s.t.p.p).

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large driveway which provides ample off road parking and hardstanding for numerous vehicles. The driveway extends to the right hand side of the property, through gated access to a further parking space and detached garage beyond.

DETACHED SINGLE GARAGE

Of concrete sectional construction. Having up and over door, served by power and lighting.

REAR GARDEN

Having a large rear garden extending to the rear, comprising areas of gravelled hardstanding providing seating space and sections of lawn interspersed with a variety of beds and borders. The garden is fully enclosed by a mixture of fencing and hedging and is served by outside lighting and a range of timber outbuildings providing further storage space.

SERVICES

Mains gas, electricity, water and drainage are connected. There are a few fitted solar panels and it is believed that they are owned and contribute to lower price electricity.

REFERENCE

240520205/25938813/BEN



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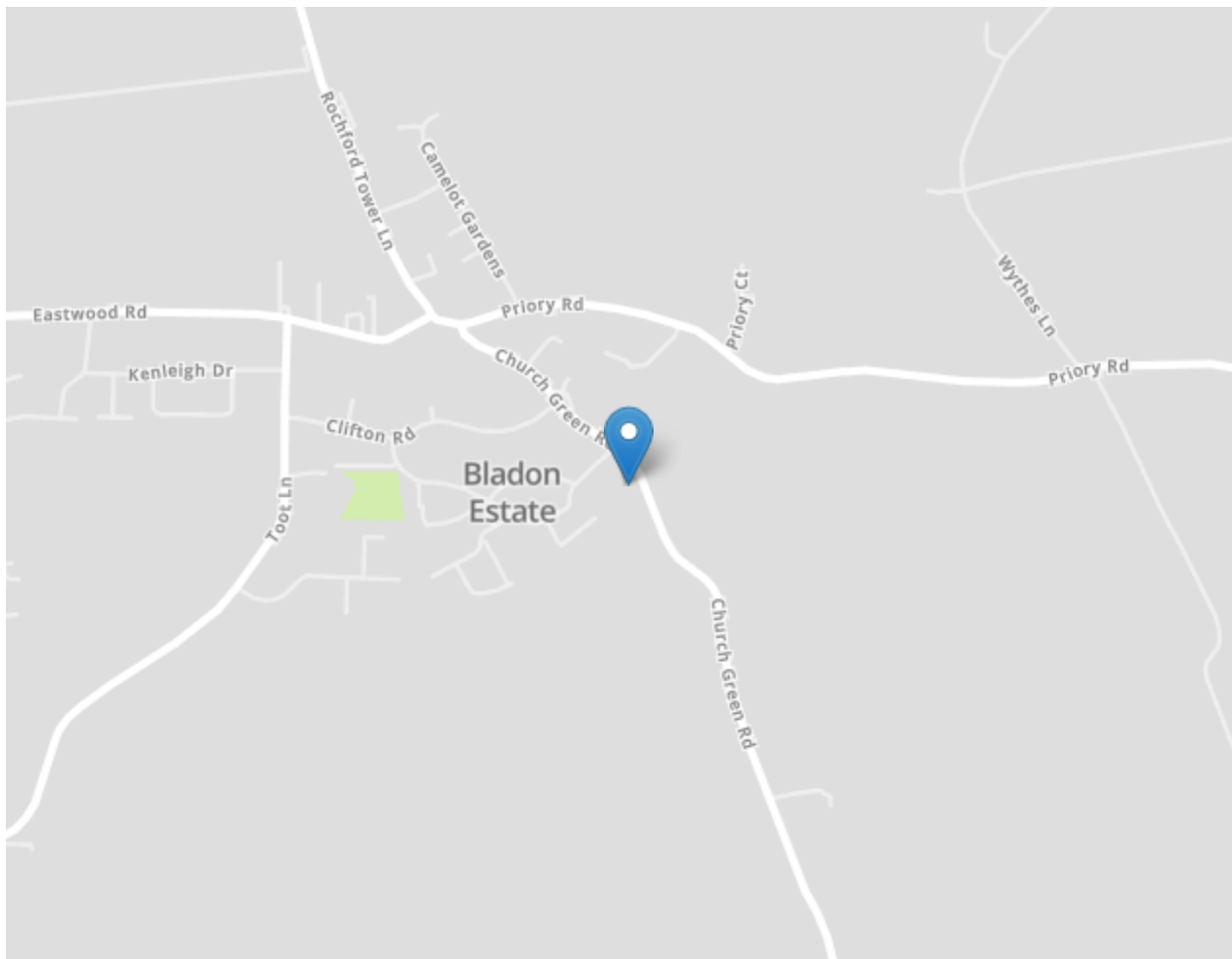
AGENT'S NOTES

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.

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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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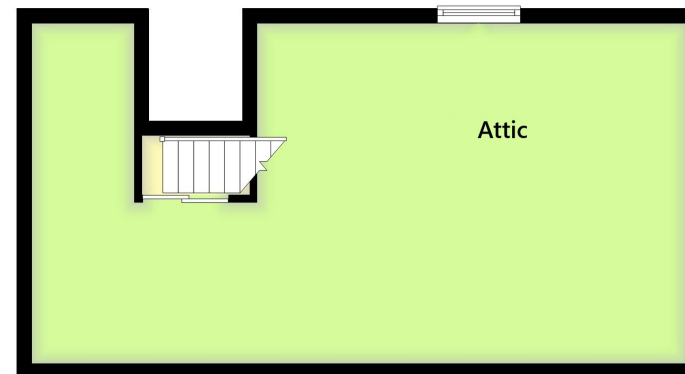
Ground Floor

Approx. 95.1 sq. metres (1023.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 135.4 sq. metres (1457.8 sq. feet)

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