



£169,950

16 Park Lane, Freiston, Boston, Lincolnshire PE22 0NR

SHARMAN BURGESS

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PE22 0NR
£169,950 Freehold

ACCOMMODATION

ENTRANCE LOBBY

With partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling light point.

LOUNGE DINER

19' 0" (maximum) x 13' 6" (maximum including chimney breast)
(5.79m x 4.11m)

With dual aspect windows, two radiators, coved cornice, two ceiling light points, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

Situated in a fantastic location overlooking Freiston Playing Field and with open views to the rear is this semi detached property, offered to the market with NO ONWARD CHAIN. Accommodation comprises a lounge diner, good sized kitchen, three first floor bedrooms, bathroom and separate WC. The property benefits from uPVC double glazing, gas central heating and a larger than average garden extending to the rear with huge scope and potential for alteration or extension (s.t.p.p).



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KITCHEN

13' 9" (maximum) x 12' 5" (maximum) (4.19m x 3.78m)
With counter tops, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units and drawer units, plumbing for automatic washing machine, space for standard height fridge or freezer, electric cooker point, radiator, coved cornice, ceiling light point, ceiling mounted strip light, obscure glazed window to side aspect, obscure glazed side entrance door, window to rear aspect. Under stairs storage cupboard with obscure glazed window to side aspect and ceiling light point within.

FIRST FLOOR LANDING

With window to side aspect, access to loft space, coved cornice, ceiling light point.

BEDROOM ONE

13' 6" (maximum including chimney breast) x 10' 0" (4.11m x 3.05m)

With window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

13' 6" (maximum) x 8' 9" (maximum) (4.11m x 2.67m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in boiler cupboard housing the Baxi gas central heating boiler.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

8' 3" (maximum taken to wardrobe) x 10' 0" (2.51m x 3.05m)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs wardrobe with wall mounted coat hooks and shelving within.

BATHROOM

Being fitted with a two piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, radiator, fully tiled walls, obscure glazed window to rear aspect, coved cornice, ceiling light point.

SEPARATE WC

With WC, obscure glazed window to side aspect, radiator, coved cornice, ceiling light point.

EXTERIOR

To the front, there is a wrought iron gate and pathway leading to the front entrance door. There is a lawned front garden with planted shrub borders and low level privet hedging to the boundary. The front garden offers ample space for the addition of a driveway (s.t.p.p) as seen with neighbouring properties.

REAR GARDEN

To the rear is a generously sized garden comprising sections of hardstanding, two shaped lawn areas with flower and shrub borders and a paved patio seating area. The garden is fully enclosed by fencing and served with an outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

31032026/30158605/STO



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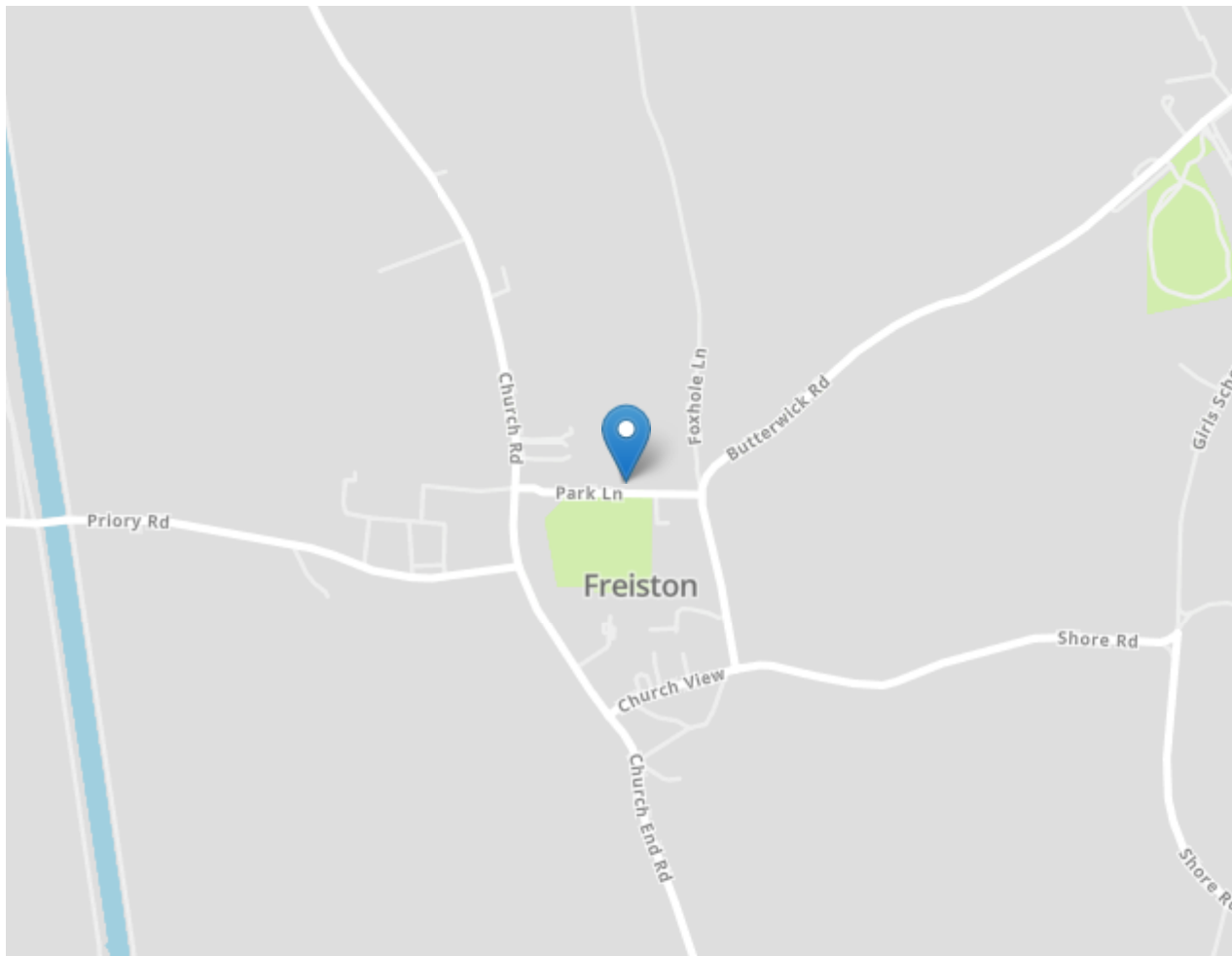
AGENT'S NOTES

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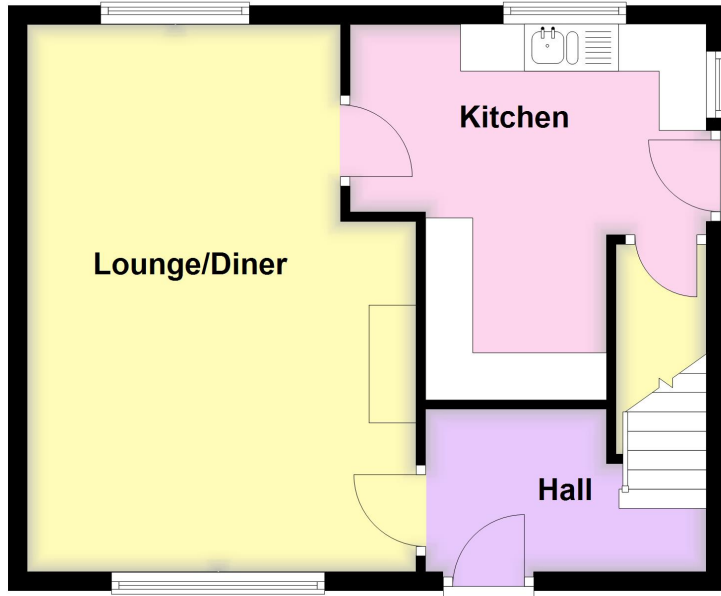
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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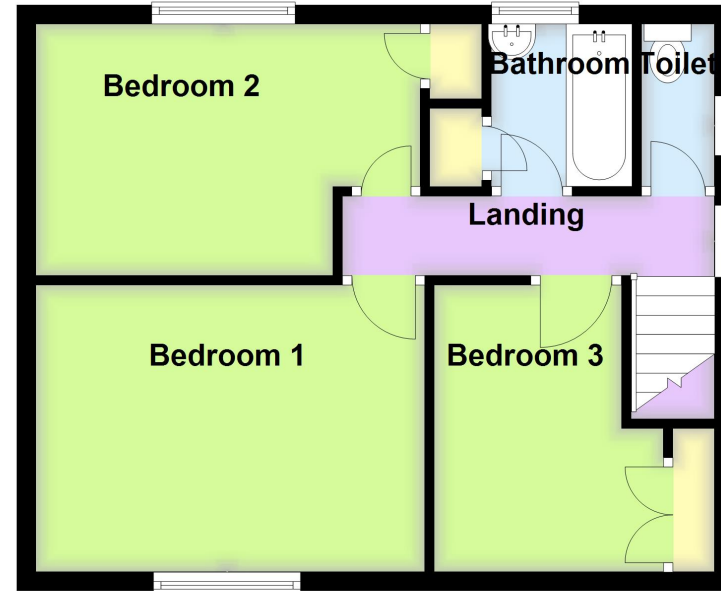
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Total area: approx. 83.9 sq. metres (903.0 sq. feet)



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