



**£274,950**

150 Sleaford Road, Boston, Lincolnshire PE21 7PF

**SHARMAN BURGESS**



**150 Sleaford Road, Boston, Lincolnshire**  
**PE21 7PF**  
**£274,950 Freehold**

**ACCOMMODATION**

**FRONT ENTRANCE PORCH**

With decorative tiled floor, leading to a beautiful front entrance door with stained glass and leaded light detailing with matching panels to either side and above. This then leads through into a entrance hall.

A superbly presented detached property with many character features including Parquet flooring, leaded light and stained glass detailing to some windows, high ceilings and deep skirting boards. The property also benefits from a south facing rear garden and is offered to the market with NO ONWARD CHAIN. The accommodation comprises an entrance hall, dining room, lounge, breakfast room, modern refitted kitchen, utility room, three large double bedrooms to the first floor as well as a family bathroom and separate WC.



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### ENTRANCE HALL

14' 4" x 9' 10" (4.37m x 3.00m) (maximum measurements including staircase)

With staircase rising to the first floor landing, under stairs storage cupboard housing the replaced electric consumer unit. Parquet flooring, radiator, dado rail, ornate covered cornice, ceiling light point, telephone point, wall mounted heating thermostat, further window with stained glass and leaded light detailing to the side aspect.

### DINING ROOM

15' 6" x 13' 10" (4.72m x 4.22m) (both maximum measurements)

With window to front aspect, two radiators, dado rail, ornate covered cornice, ceiling light point, fireplace with marble inset and hearth and display surround.

### LOUNGE

17' 1" x 13' 9" (5.21m x 4.19m) (both maximum measurements)

With French doors leading out onto a rear seating area, two radiators, Karndean flooring, picture rail, ornate covered cornice, ceiling light point, additional wall light points, wiring for satellite TV, feature living flame coal effect gas fireplace with marble inset and hearth and display surround.



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### BREAKFAST ROOM

10' 10" x 10' 9" (3.30m x 3.28m) (both maximum measurements)

With window to side aspect, radiator, picture rail, ceiling light point, Karndean flooring, built-in recess storage cupboard and drawers to the right hand side of the chimney breast.

### KITCHEN

10' 0" x 9' 6" (3.05m x 2.90m) (both maximum measurements)

With a well appointed modern refitted kitchen comprising quartz counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, pan drawers and matching eye level wall units. Integrated appliances including a fridge, dishwasher, waist height double oven and grill, five ring induction hob and an eye level microwave oven. Low level kick board heating, Karndean flooring, dual aspect windows, radiator, ceiling recessed lighting.

### REAR ENTRANCE LOBBY

With a continuation of the Karndean flooring in the kitchen, obscure glazed entrance door, ceiling light point, wall mounted coat hooks, door to utility room.

### UTILITY ROOM

With plumbing for automatic washing machine, space for tumble dryer, space for twin height fridge freezer, floor mounted gas central heating boiler, ceiling light point, obscure glazed door to lean-to conservatory/potting shed.

### LEAN-TO CONSERVATORY/POTTING SHED

10' 5" x 7' 9" (3.17m x 2.36m)

With door leading to the driveway, door to Cloakroom.



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### CLOAKROOM

With high cistern WC within.

### FIRST FLOOR LANDING

With picture rail, ceiling light point, built-in storage with hanging rail within and over head storage locker.

### BEDROOM ONE

15' 9" x 13' 10" (4.80m x 4.22m)

With window to front aspect, radiator, picture rail, ceiling light point, built-in wardrobes with overhead storage lockers.

### BEDROOM TWO

14' 9" x 13' 9" (4.50m x 4.19m) (both maximum measurements)

With window to rear aspect, radiator, picture rail, ceiling light point, built-in wardrobes with over head storage lockers.

### BEDROOM THREE

9' 9" x 9' 0" (2.97m x 2.74m)

With window to front aspect, radiator, ceiling light point, picture rail.

### FAMILY BATHROOM

9' 7" x 7' 9" (2.92m x 2.36m)

With bath with mixer tap and wall mounted mains fed shower over and fitted shower screen, pedestal wash hand basin, radiator, obscure glazed window, ceiling light point, built-in storage and over head storage lockers.

### SEPARATE WC

With WC within, tiled walls, obscure glazed window to side aspect.



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### EXTERIOR

The property is approached over a dropped kerb leading to a good sized driveway, with turning space to the immediate front of the property and gated access leading to the side, where the driveway continues and provides further off road parking and vehicular access to the garages.

The front garden comprises a well maintained lawn, with beds and borders containing a variety of plants and shrubs.

### GARAGE

15' 3" x 9' 3" (4.65m x 2.82m)

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

### GARAGE

15' 2" x 17' 9" (4.62m x 5.41m)

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

### REAR GARDEN

The property benefits from a south facing rear garden, with paved patio seating area providing entertaining space and is served by lighting. A low level wall leads to the remainder of the garden which is laid to shaped lawn, with beds and borders containing a variety of mature plants and shrubs, with a three tiered water feature to the rear. The garden is enclosed by a mixture of wall and fencing and is also served by an outside tap.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

280722/BEN



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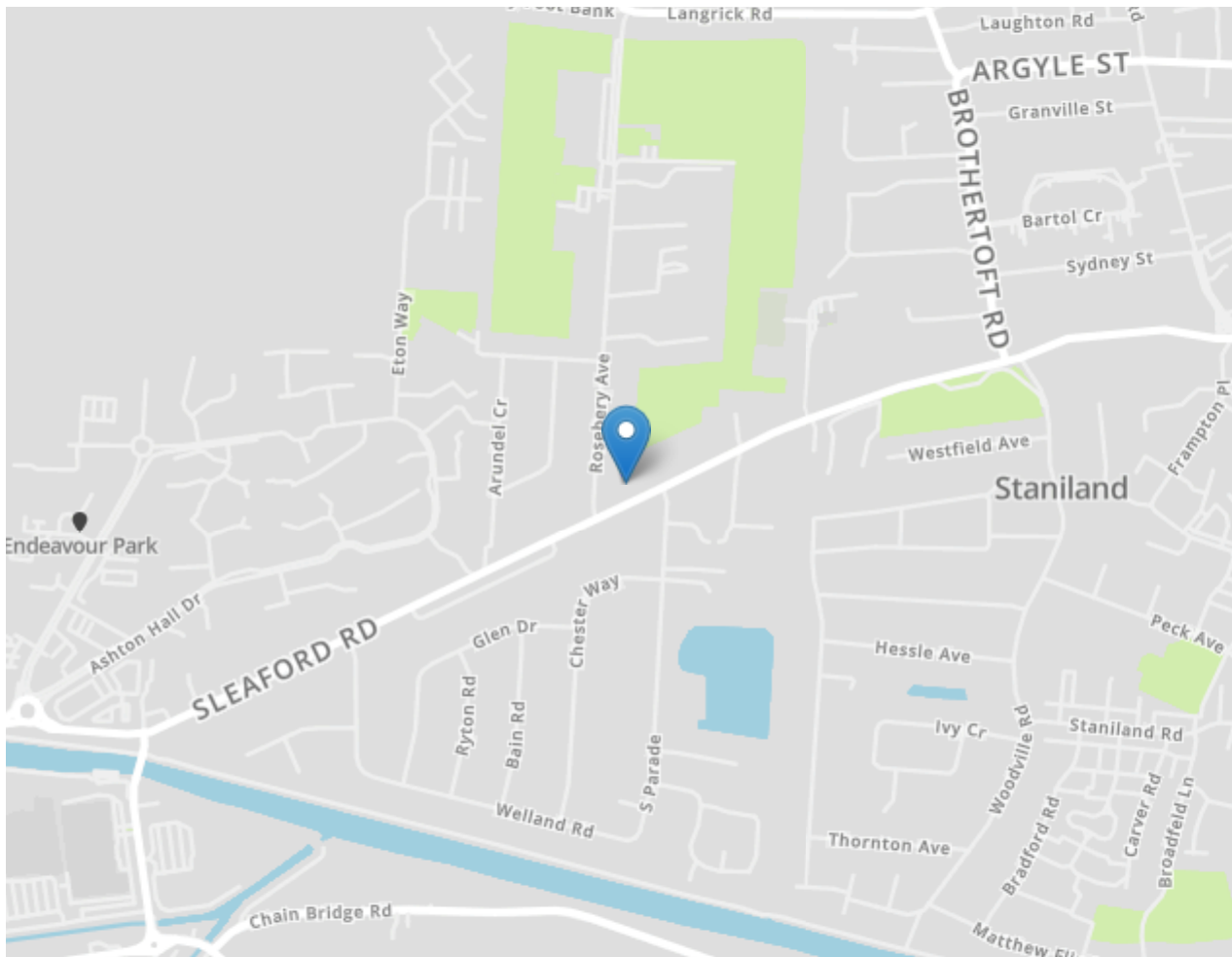
## AGENT'S NOTES

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.

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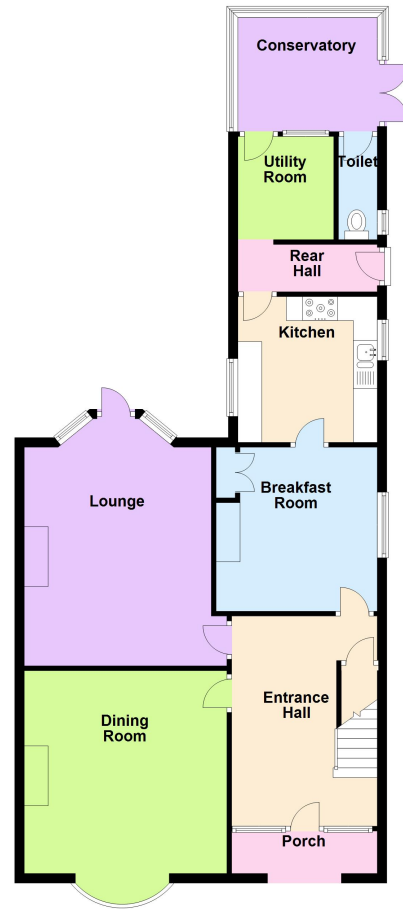
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



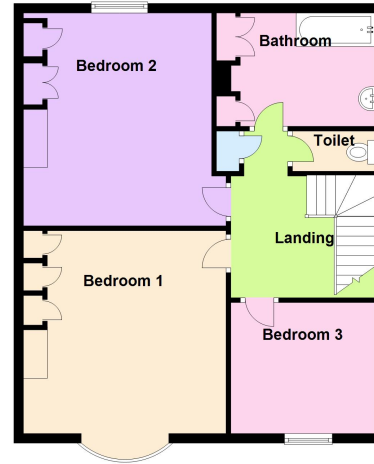
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 1005.3 sq. feet



**First Floor**  
Approx. 702.1 sq. feet



Total area: approx. 1707.3 sq. feet



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	