



£122,500

24 Sydney Street, Boston, Lincolnshire PE21 8NY

SHARMAN BURGESS

**24 Sydney Street, Boston, Lincolnshire
PE21 8NY
£122,500 Freehold**

A superbly presented semi-detached property benefitting from a modern kitchen and contemporary style shower room. Accommodation comprises a lounge, dining room, kitchen, ground floor cloakroom, ground floor shower room and 2/3 bedrooms to the first floor, with bedroom 3 being accessed via bedroom 2. Further benefits include uPVC double glazing, gas central heating and an approximately south westerly facing rear garden.

ACCOMMODATION

LOUNGE

13' 10" (maximum into bay window) x 12' 4" (maximum including chimney breast) (4.22m x 3.76m)

Having front entrance door with obscure glazed panel above, feature bay window to front elevation, radiator, wall mounted lighting, TV aerial point, capped gas fireplace (not in working order) with fitted inset and hearth and display surround.

INNER LOBBY

Having staircase leading off.



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DINING ROOM

11' 10" x 12' 7" (maximum including chimney breast) (3.61m x 3.84m)

Having window to rear elevation, feature wood panelled walls to approximately one third height, coved cornice, ceiling light point, radiator, under stairs storage cupboard housing the electric fuse box and electric meter.

KITCHEN

14' 8" x 6' 7" (4.47m x 2.01m)

A modern fitted kitchen comprising counter tops with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, vent for tumble dryer, plumbing for automatic washing machine, plumbing for dishwasher, space for twin height fridge freezer, tiled floor with electric under floor heating, window to side elevation, ceiling recessed lighting, radiator, concealed Viessmann gas central heating boiler.

REAR ENTRANCE LOBBY

Having tiled floor, obscure glazed entrance door, wall mounted light, radiator, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

Having WC with concealed cistern, tiled floor, radiator, ceiling light point, extractor fan.



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GROUND FLOOR SHOWER ROOM

6' 10" x 5' 9" (2.08m x 1.75m)

Having tiled floor with electric under floor heating, shower area with wall mounted mains fed shower and additional ceiling mounted shower within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, heated towel rail, fully tiled walls, obscure glazed window to side elevation, ceiling recessed lighting, extractor fan.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

12' 4" (maximum including chimney breast) x 11' 9" (3.76m x 3.58m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

BEDROOM TWO

11' 10" x 12' 8" (maximum including chimney breast) (3.61m x 3.86m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, door to: -

BEDROOM THREE

14' 9" (maximum) x 7' 0" (maximum into recess) (4.50m x 2.13m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe with overhead storage, fitted airing cupboard.

EXTERIOR

To the rear, the property benefits from a rear garden which enjoys a pleasant approximately south westerly facing aspect and is enclosed by a mixture of wall and fencing. The garden is served by lighting and external hot and cold water taps. The garden also houses a blockwork garden store with fibreglass roof, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

03022026/29945753/TAY



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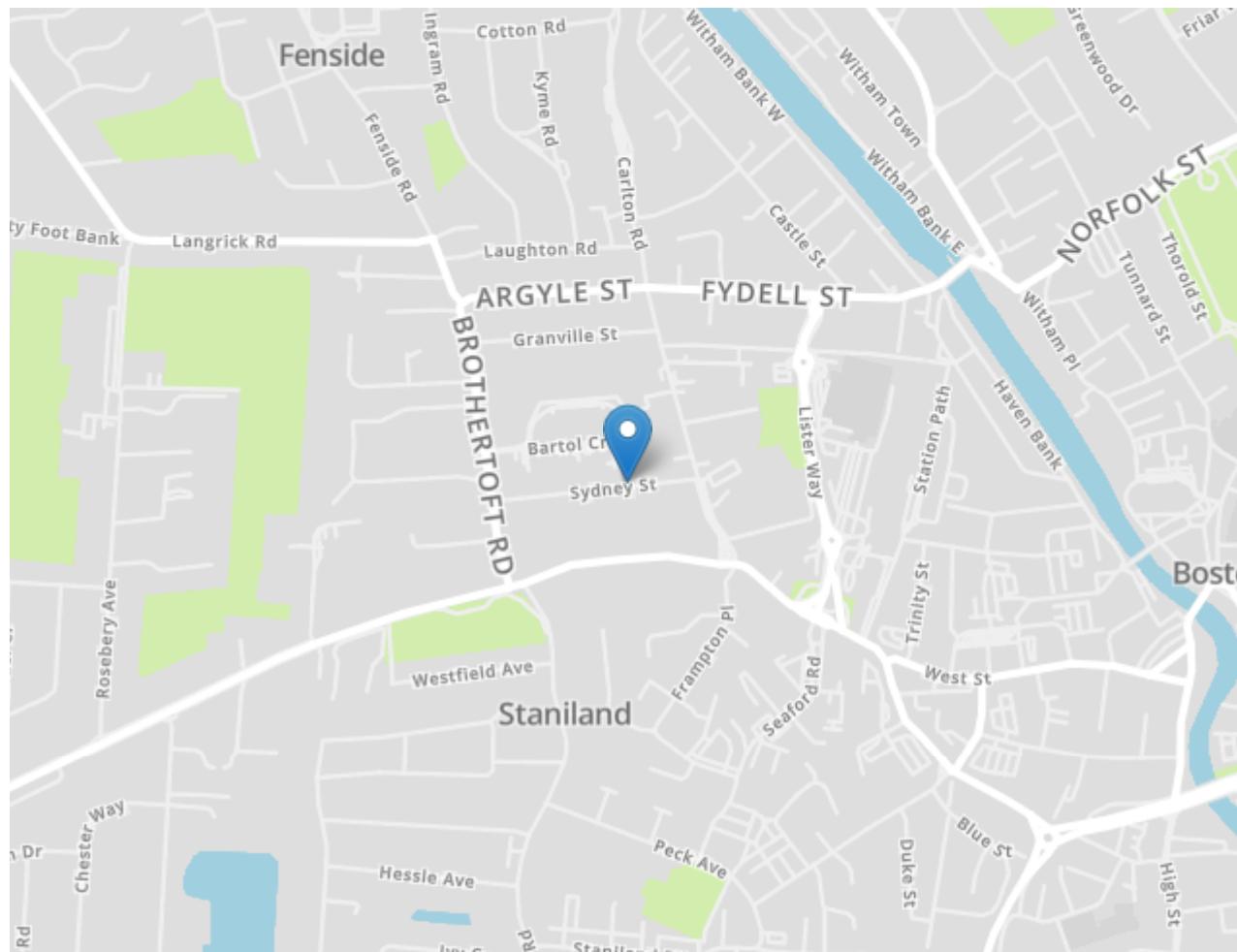
AGENT'S NOTES

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.

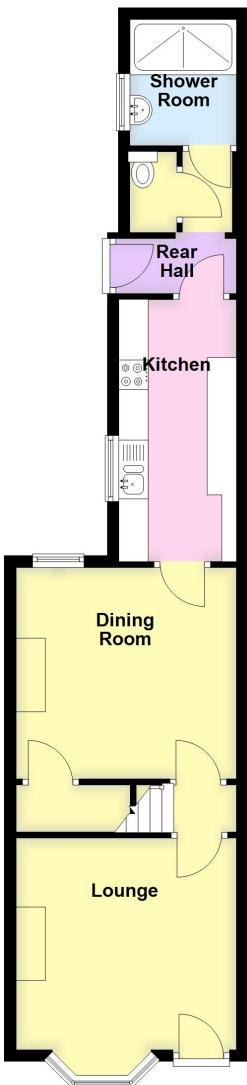
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 49.1 sq. metres (528.6 sq. feet)



First Floor
Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

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t: 01205 361161

e: sales@sharmanburgess.com

www.sharmanburgess.co.uk

