



**£199,950**

19 Rowley Road, Boston, Lincolnshire PE21 6JE

**SHARMAN BURGESS**

**19 Rowley Road, Boston, Lincolnshire**  
**PE21 6JE**  
**£199,950 Freehold**

A detached property benefitting from a south facing rear garden and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, conservatory, three bedrooms arranged off a first floor landing and first floor shower room. Further benefits include a driveway, brick and tile detached garage, gas central heating, majority uPVC double glazing.

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed side entrance door with obscure glazed windows to either side, staircase leading off, ceiling light point, radiator, under stairs storage cupboard housing the electric fuse box and gas and electric meters.

**LOUNGE**

17'6" (maximum) x 11'5" (5.33m x 3.48m)

Having window to front elevation, radiator, coved cornice, TV aerial point, two ceiling light points, additional ceiling spotlight, additional wall mounted lighting, living flame coal effect gas fireplace (not working) with fitted inset and heath and display surround.



**SHARMAN BURGESS**



#### **KITCHEN DINER**

17' 6" (maximum at widest point) x 16' 5" (maximum at widest point)  
(5.33m x 5.00m)

Having counter tops with inset stainless steel double sink and drainer with mixer tap, base level storage units, matching eye level wall units, space for automatic washing machine, space for standard height fridge or freezer, integrated hot point oven and grill, four ring gas hob with fume extractor above, floor mounted Baxi gas central heating boiler, return work surface providing breakfast bar, window to rear elevation, two radiators, coved cornice, ceiling mounted lighting, additional light point to dining area and window to side elevation. Sliding door through to: -

#### **CONSERVATORY**

9' 2" x 10' 2" (2.79m x 3.10m)

Of uPVC double glazed construction with polycarbonate roof. Having double doors leading to the exterior, ceiling light point, served by power.

#### **FIRST FLOOR LANDING**

Having obscure glazed window to side elevation, radiator, access to roof space which is boarded to the majority and served by loft ladder and lighting.

#### **BEDROOM ONE**

12' 0" x 11' 5" (3.66m x 3.48m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points.

#### **WALK-IN WARDROBE**

9' 1" x 5' 3" (2.77m x 1.60m)

Having wall mounted shelving, coved cornice, ceiling mounted lighting.

#### **BEDROOM TWO**

12' 0" (maximum into window) x 8' 3" (maximum) (3.66m x 2.51m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM THREE

9' 5" x 8' 10" (2.87m x 2.69m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, range of fitted bedroom furniture including wardrobes, drawers and shelving.

### SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted shower within, wash hand basin with mixer tap and vanity unit below and wall mounted mirror above, push button WC, radiator, extended tiled splashbacks, coved cornice, ceiling mounted lighting, extractor fan, obscure glazed window to side elevation, radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### EXTERIOR

To the front, the property has wrought iron double gates leading to a pattern pressed concrete driveway which provides off road parking and hardstanding as well as vehicular access to the garage. The front garden is set to pattern pressed concrete with shrubs and low level brick wall to the front boundary.

### GARAGE

17' 6" x 8' 9" (5.33m x 2.67m)

Having up and over door, obscure glazed window to side elevation, obscure glazed personnel door, served by power, lighting and tap.

### REAR GARDEN

Benefitting from an approximate south facing aspect and initially comprising a paved patio seating area providing entertaining space, with low level wall and additional gated access leading to the remainder of the garden which comprises a central lawned section, flower and shrub borders and a plum tree. The garden is enclosed by a mixture of wall and fencing and is served by external lighting. The garden also houses an:-

### OUTSIDE WC

With WC within.

### EXTERNAL STORE

### WORKSHOP/GARDEN SHED

11' 7" x 7' 6" (3.53m x 2.29m)

Served by power and lighting, with window overlooking the garden.

### SERVICES

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

### REFERENCE

01112024/28001577/PIC



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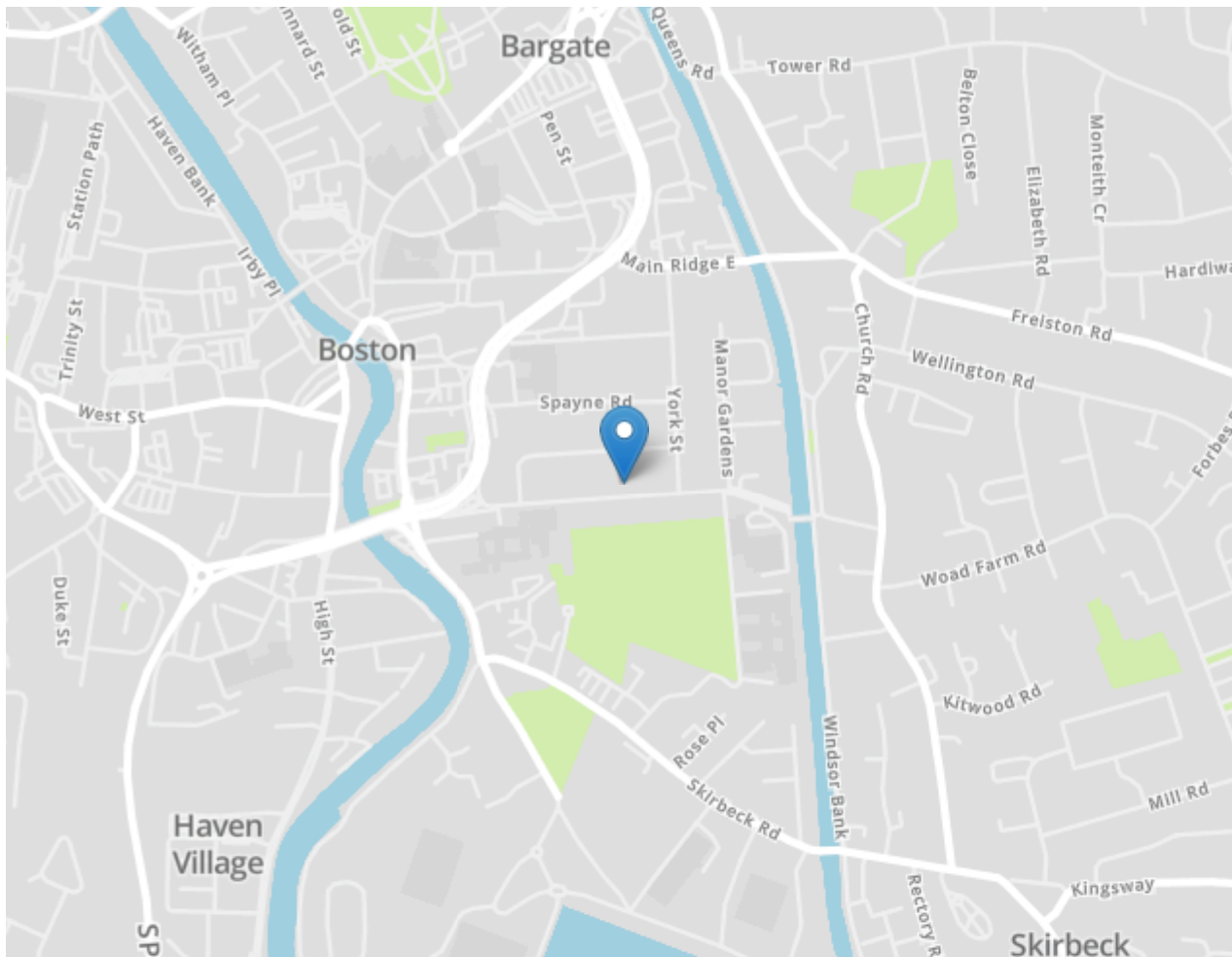
## AGENT'S NOTES

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.

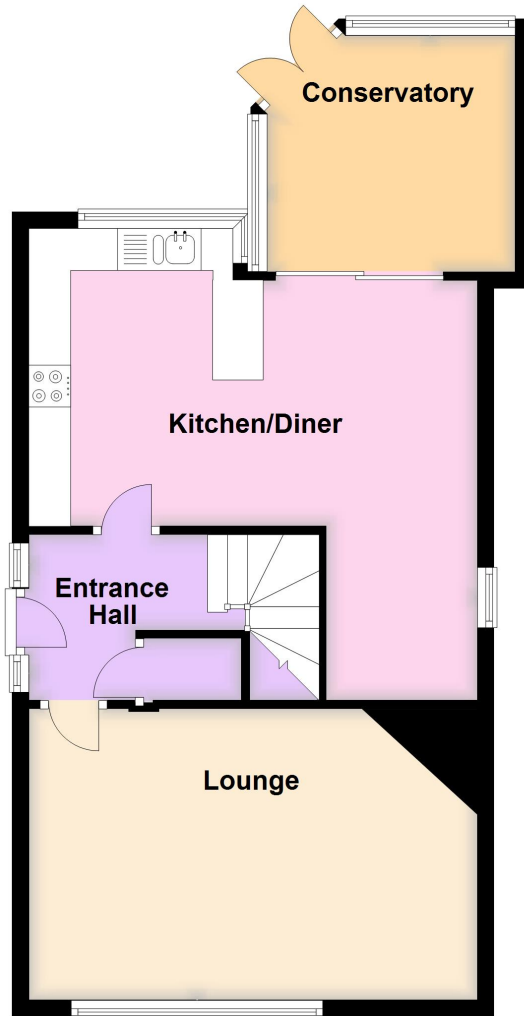
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

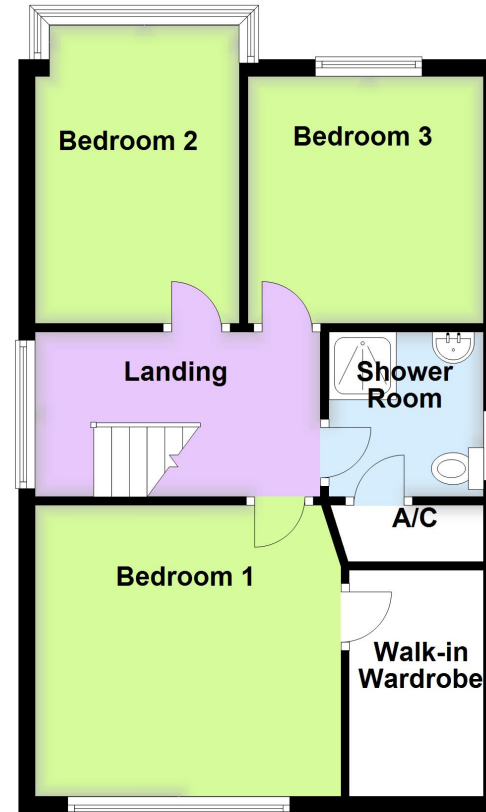


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 55.8 sq. metres (600.2 sq. feet)



**First Floor**  
Approx. 47.5 sq. metres (511.2 sq. feet)



Total area: approx. 103.3 sq. metres (1111.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC