



£199,950

56, Whitehorse Lane, Boston, Lincolnshire PE21 8SZ

SHARMAN BURGESS

**56, Whitehorse Lane, Boston, Lincolnshire
PE21 8SZ
£199,950 Freehold**

A superbly presented three storey town house with landscaped enclosed garden to the rear. Accommodation comprises an entrance hall, boot room, utility room, open plan kitchen diner, lounge, three bedrooms, family bathroom and en-suite shower room to bedroom one. Further benefits include a larger than average garage with electric roller door, gas central heating and uPVC double glazing.

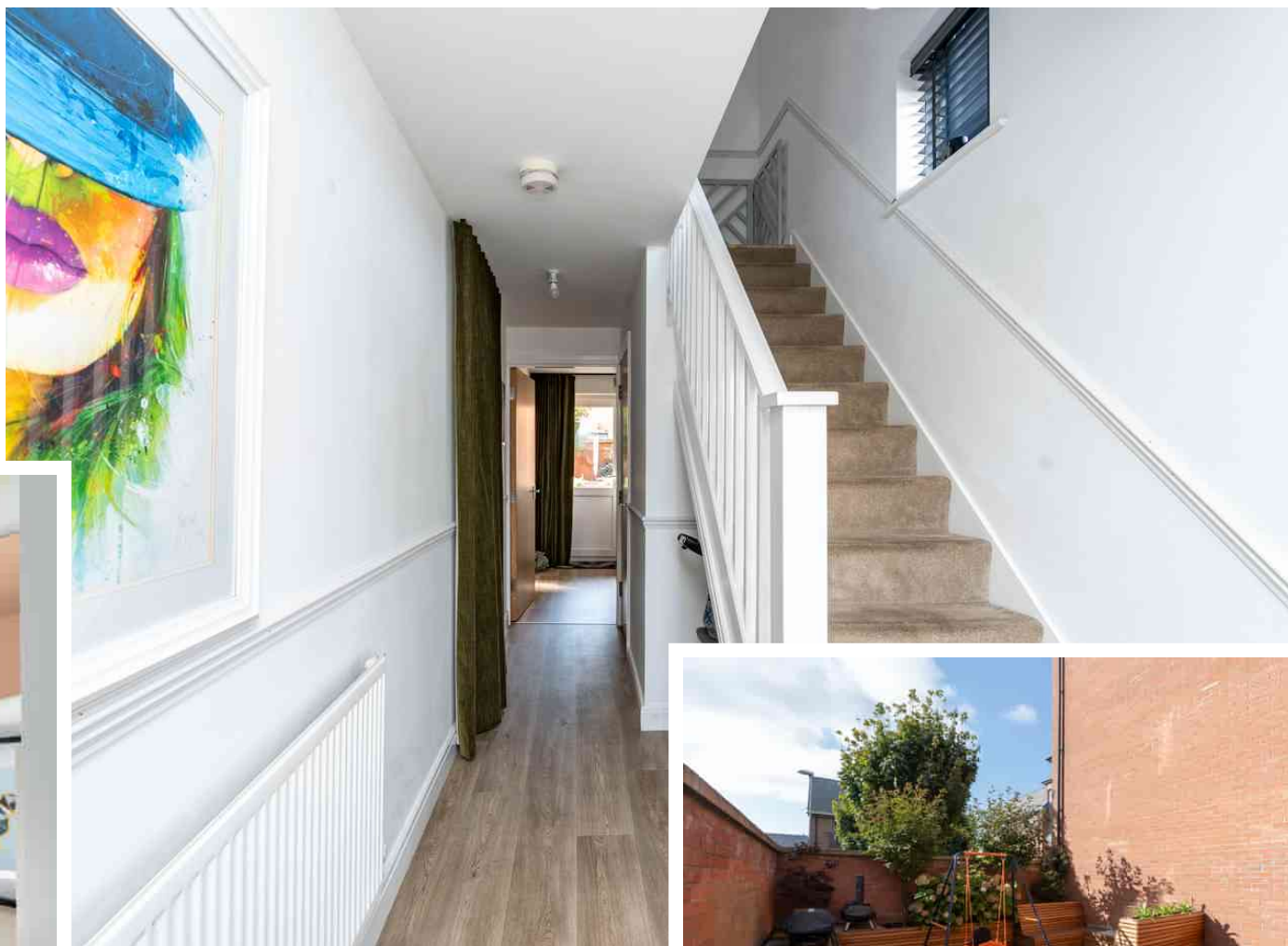
ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with window to side, staircase leading off, radiator, dado rail, two ceiling light points, wall mounted electric consumer unit, personnel door to garage.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, corner wash hand basin with mixer tap and tiled splashback, ceiling recessed light point, extractor fan, radiator.



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BOOT ROOM

8' 6" x 6' 2" (2.59m x 1.88m)

Having fitted storage with integrated seating, base level units and shelving. Window to rear garden, ceiling light point.

UTILITY ROOM

10' 3" x 6' 4" (3.12m x 1.93m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, window to rear aspect, ceiling light point, extractor fan, wall mounted Baxi combination central heating boiler.

FIRST FLOOR LANDING

Having dado rail, wall mounted central heating thermostat, window to front aspect, two ceiling light points, staircase leading to the second floor landing.

LOUNGE

17' 6" (maximum) x 10' 4" (5.33m x 3.15m)

Having French doors with Juliet balcony to front aspect, two radiators, ceiling light point, additional wall light points, space for TV with base level storage beneath.



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KITCHEN DINER

16' 9" x 10' 7" (5.11m x 3.23m)

Having a modern fully fitted kitchen comprising counter tops, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated dishwasher, integrated double oven and grill, four ring gas hob with fume extractor above, ceiling recessed lighting, space for twin height fridge freezer, two windows to rear aspect, radiator, ceiling light point.

SECOND FLOOR LANDING

Having dado rail, radiator, ceiling light point, access to roof space, built-in linen cupboard with slatted shelving within.

BEDROOM ONE

13' 0" (maximum including entrance area) x 10' 7" (maximum) (3.96m x 3.23m)

Having French doors with Juliet balcony to front aspect, radiator, ceiling recessed lighting, additional ceiling mounted bedside lighting, central heating thermostat, over stairs storage cupboard, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, radiator, obscure glazed window to front aspect, ceiling light point, extractor fan.

BEDROOM TWO

11' 6" (maximum) x 10' 0" (maximum) (3.51m x 3.05m)

Having window to rear aspect, radiator, ceiling recessed lighting.



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BEDROOM THREE

9' 0" (maximum) x 6' 5" (maximum) (2.74m x 1.96m)
Having window to rear aspect, radiator, ceiling recessed lighting, additional ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above, WC with concealed cistern, extended splashbacks, wash hand basin with mixer tap and storage beneath and wall mounted mirror above, radiator, extractor fan, ceiling recessed lighting.

EXTERIOR

To the front, the property has a driveway which provides off road parking . The property also benefits from a numbered allocated parking space within the communal parking area.

GARAGE

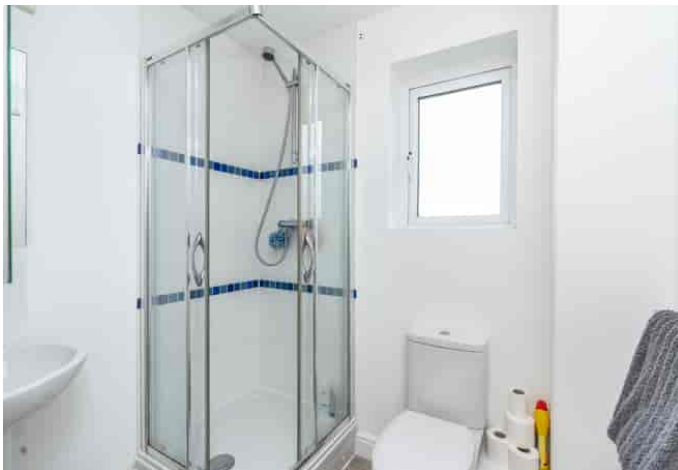
21' 10" (maximum) x 9' 7" (maximum) (6.65m x 2.92m)
Having electric roller door, served by power and lighting.

REAR GARDEN

The attractive rear garden comprises paved sections, central lawned section, built-in seating and built-in preparation/cooking area for gas barbecue and pizza ovens. The fully enclosed walled garden is served by outside lighting.

AGENTS NOTE

Prospective purchasers should be aware that there is a monthly payment of £22.61 payable to the property's management company for the maintenance of unadopted roads, walkways and communal areas.



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SERVICES

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

REFERENCE

16092024/28204406/PIT



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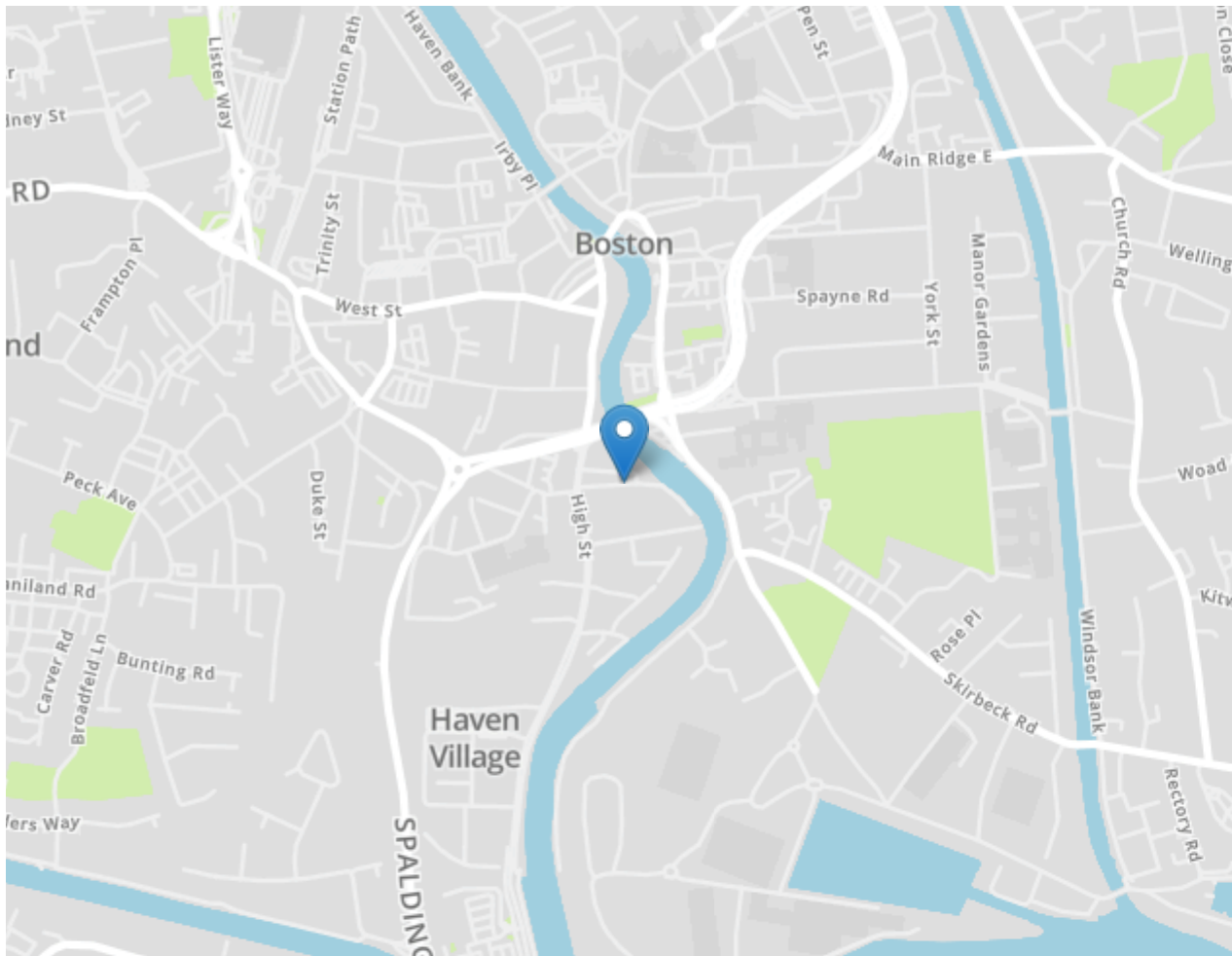
AGENT'S NOTES

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.

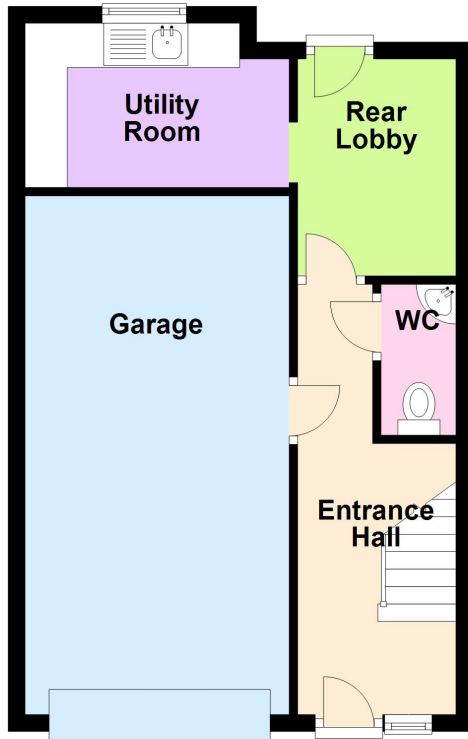
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

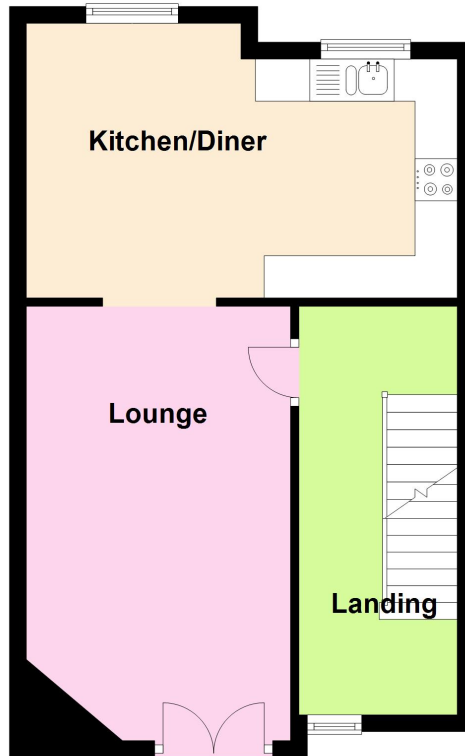


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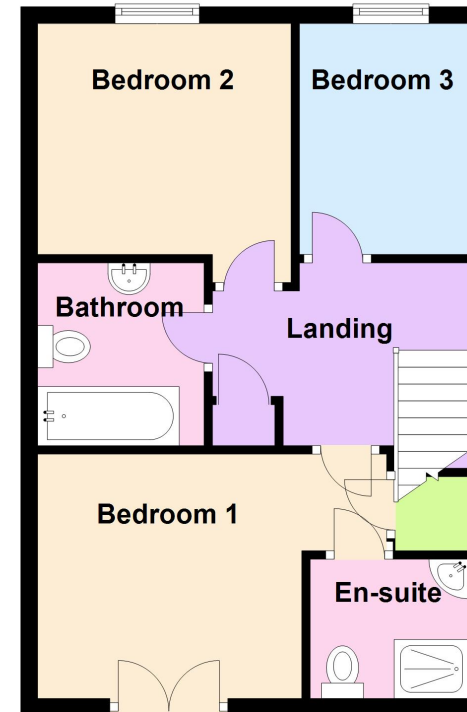
Ground Floor
Approx. 40.9 sq. metres (439.9 sq. feet)



First Floor
Approx. 41.8 sq. metres (450.2 sq. feet)



Second Floor
Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 123.6 sq. metres (1330.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC