



**£299,950**

24 Linley Drive, Boston, Lincolnshire PE21 7EJ

**SHARMAN BURGESS**

**24 Linley Drive, Boston, Lincolnshire  
PE21 7EJ  
£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

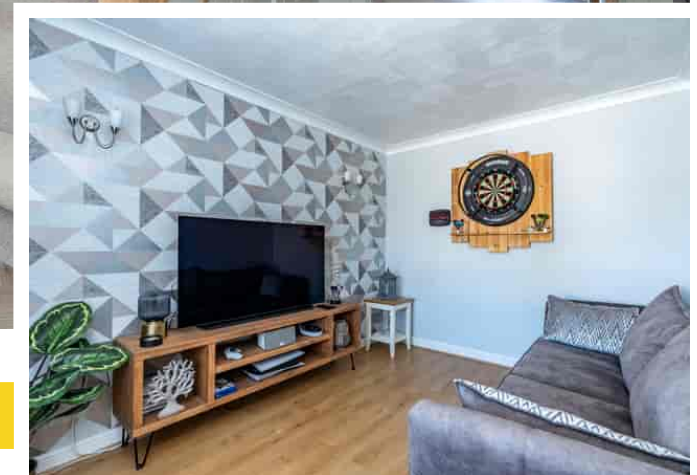
With front entrance door with obscure glazed panel and obscure glazed windows to either side, Oak staircase leading off with bespoke storage beneath, luxury vinyl tiled flooring, radiator, ceiling light point.

**OFFICE/SNUG**

11' 10" (maximum) x 9' 2" (maximum) (3.61m x 2.79m)

With window to front aspect, radiator, wood effect laminate flooring, coved cornice, wall mounted lighting.

A highly impressive family home having been improved, altered and extended by the current Vendors to an extremely high standard. Accommodation comprises a high end fully fitted kitchen with integrated appliances opening out onto a spacious sun room extension with bi-fold doors opening out onto a south facing rear garden which itself comprises a variety of entertaining spaces. Furthermore the accommodation comprises an entrance hall with bespoke fitted under stairs cupboard, office/snug, lounge, dining room, utility room and ground floor cloakroom. To the first floor are four bedrooms and a generous four piece family bathroom. Further benefits include a resin driveway, single garage, gas central heating and a high standard of presentation throughout.



**SHARMAN BURGESS**

### LOUNGE

13' 2" (maximum including chimney breast) x 11' 9" (4.01m x 3.58m)

With window to front aspect, radiator, coved cornice, ceiling light point, feature electric fireplace, TV aerial point, open plan through to: -

### DINING ROOM

11' 0" x 10' 8" (3.35m x 3.25m)

With radiator, coved cornice, ceiling light point, sliding patio doors through to sun room.

### BREAKFAST KITCHEN

19' 0" (maximum) x 11' 0" (maximum) (5.79m x 3.35m)

An extremely well presented and well appointed modern fitted kitchen with quartz work surfaces and additional return work surface providing a breakfast bar, integrated sink with mixer tap, extensive range of base level storage units including pan drawers with feature under unit lighting, wall units with feature under cupboard lighting, integrated appliances including waist height oven and grill, waist height combination oven and warming drawer, induction hob with illuminated fume extractor above, integrated dishwasher and integrated fridge freezer, luxury vinyl tiled flooring, coved cornice, ceiling recessed lighting, featuring lighting above breakfast area, window to rear aspect, bi-fold doors through to sun room.



**SHARMAN  
BURGESS** Est 1996

### UTILITY ROOM

Having counter top with inset sink and drainer with mixer tap, base level storage unit, additional wall mounted units, plumbing for automatic washing machine, luxury vinyl tiled flooring, obscure glazed door to rear aspect, ceiling recessed lighting, personnel door to garage, door to: -

### GROUND FLOOR CLOAKROOM

With luxury vinyl tiled flooring, obscure glazed window to side aspect, ceiling light point, WC within.

### SUN ROOM

19' 3" (maximum) x 9' 7" (maximum) (5.87m x 2.92m)

An impressive room benefitting from tiled flooring with electric under floor heating, coved cornice, ceiling recessed lighting, double doors to side aspect, bi-folding doors leading out to the garden.

### FIRST FLOOR LANDING

With ceiling light point, access to roof space served by loft ladder, boiler cupboard housing the Worcester gas central heating boiler.

### BEDROOM ONE

12' 0" (maximum) x 11' 10" (maximum) (3.66m x 3.61m)

With window to front aspect, radiator, coved cornice, ceiling light point, fitted built-in bedroom furniture including wardrobes with hanging rails and shelving within and a chest of drawers.

### BEDROOM TWO

12' 0" (maximum) x 10' 9" (maximum) (3.66m x 3.28m)

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



**SHARMAN  
BURGESS** Est 1996



### BEDROOM THREE

17' 4" (maximum) x 9' 3" (maximum) (5.28m x 2.82m)

With window to front aspect, radiator, coved cornice, ceiling light point, additional access to roof space.

### BEDROOM FOUR

6' 9" (to built-in wardrobes) x 7' 9" (maximum) (2.06m x 2.36m)

With window to front aspect, radiator, ceiling recessed lighting, fitted built-in wardrobes to the majority of one wall with mirrored sliding doors and hanging rails and shelving within.

### FAMILY BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap, shower cubicle with Aqualisa shower within and fitted shower screen, twin wash hand basins with mixer taps and vanity units beneath, push button WC, two radiators, ceiling recessed lighting, two obscure glazed windows to rear aspect.

### EXTERIOR

To the front, the property has a dropped kerb leading to a large resin driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the:-

### GARAGE

8' 0" (maximum) x 16' 4" (maximum) (2.44m x 4.98m)

With garage door, served by power and lighting.



**SHARMAN  
BURGESS** Est 1996

### REAR GARDEN

The approximately south facing garden is a particular feature of this impressive property and comprises large paved seating areas, sections of artificial lawn, well stocked beds and borders containing a variety of plants and shrubs and an additional raised seating area to the rear on composite decking for ease of maintenance. Within the garden is a large Oak framed covered seating area with tiled roof which is served by power and lighting and provides an ideal entertaining space. The garden also houses a bespoke Amigo Ovens pizza oven with log storage beneath which is to be included within the sale. The garden is fully enclosed and served by an outside tap.

### SERVICES

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

### REFERENCE

21062024/26319116/WAT



**SHARMAN  
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

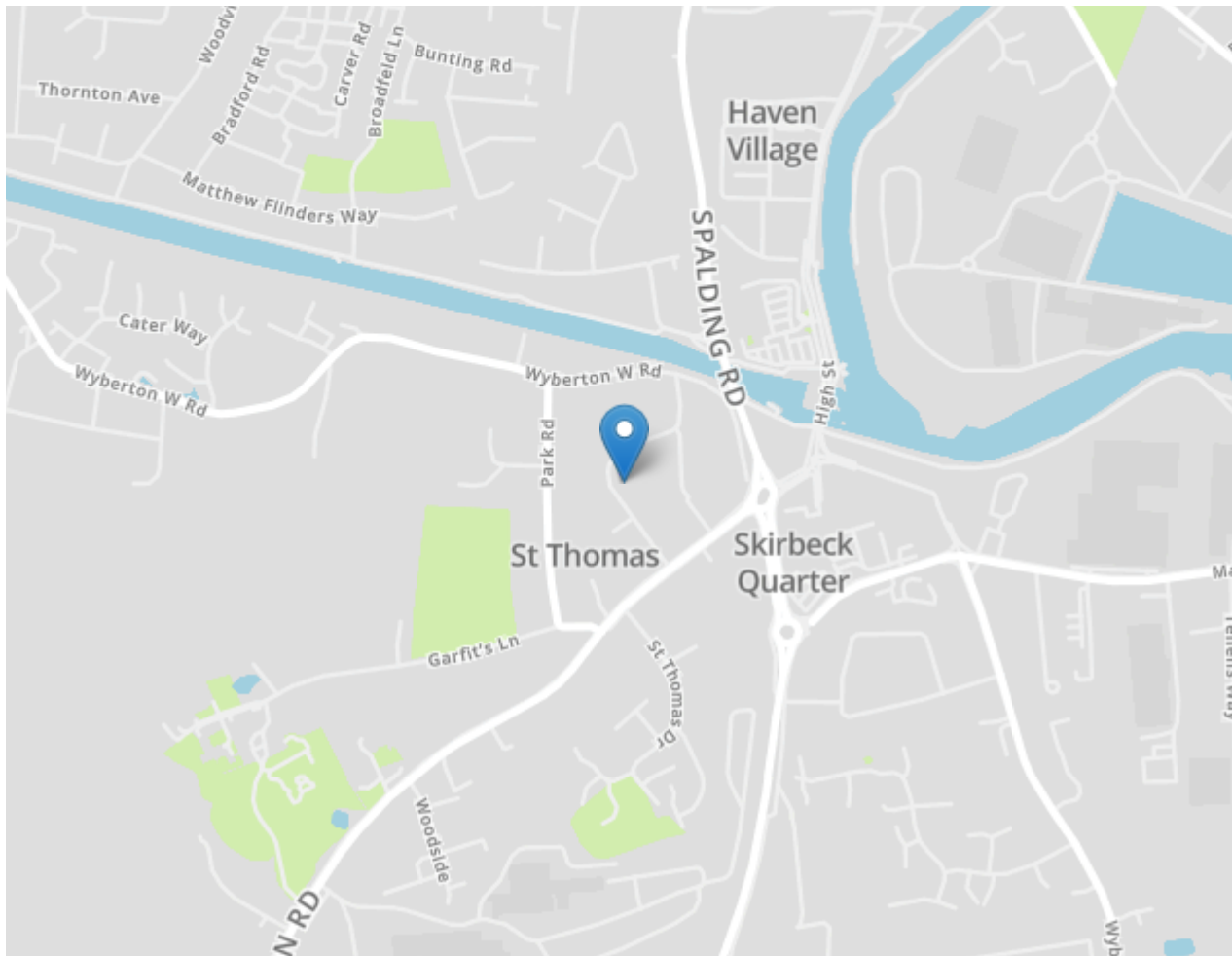
## AGENT'S NOTES

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**

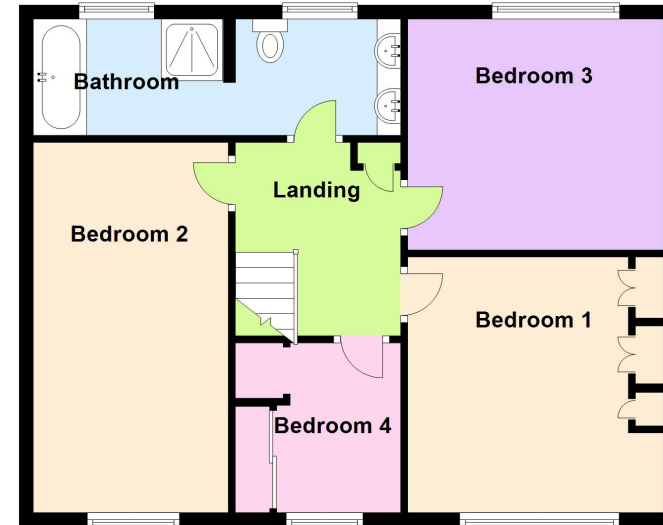
### Ground Floor

Approx. 98.8 sq. metres (1063.7 sq. feet)



### First Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 162.4 sq. metres (1748.6 sq. feet)



t: 01205 361161  
 e: sales@sharmanburgess.com  
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	