



**£129,950**

81 Fishtoft Road, Boston, Lincolnshire PE21 0BP

**SHARMAN BURGESS**

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**PE21 0BP**  
**£129,950 Freehold**

A well presented mid terraced property with three independent bedrooms and a detached garage to the rear. Accommodation comprises an open plan lounge diner, modern fitted kitchen, ground floor bathroom and three independent bedrooms arranged off the first floor landing. Further benefits include gas central heating, uPVC double glazing and enclosed rear garden.

**ACCOMMODATION**

**LOUNGE DINER**

27' 6" (maximum including staircase) x 12' 1" (maximum including chimney breast) (8.38m x 3.68m)

Having partially obscure glazed front entrance door, dual aspect windows, ornamental fireplace with cast iron surround and display mantle, TV point, dado rail, wall mounted lighting, coved cornice, ceiling light point. The dining area comprising a radiator, dado rail, coved cornice, ceiling light point.



**SHARMAN BURGESS**



### **KITCHEN**

20' 5" x 7' 1" (6.22m x 2.16m)

Being fitted with a modern and well appointed kitchen comprising counter tops with inset sink and drainer and mixer tap, range of base level storage units, drawer units, built-in larder style unit and matching eye level wall units, plumbing for automatic washing machine, space for cooker, space for American style fridge freezer, tiled flooring, ceiling recessed lighting, concealed gas central heating boiler, window to side elevation, obscure glazed entrance door.

### **GROUND FLOOR BATHROOM**

Being fitted with a three piece suite comprising panelled bath with wall mounted electric shower above and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, extended tiled splashbacks, obscure glazed window to rear elevation, ceiling recessed lighting, extractor fan.

### **FIRST FLOOR LANDING**

Having two ceiling light points, access to loft space, radiator.

### **BEDROOM ONE**

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

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within, built-in over stairs storage cupboard with hanging rail within.

### **BEDROOM TWO**

8' 11" (maximum) x 11' 11" (maximum) (2.72m x 3.63m)

Having window to rear elevation, radiator, dado rail, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM THREE

12' 10" (maximum including entrance area) x 7' 2" (maximum) (3.91m x 2.18m)

Having window to rear elevation, radiator, ceiling light point, airing cupboard housing the hot water cylinder within.

### EXTERIOR

To the rear, the property benefits from a:-

### DETACHED GARAGE

17' 7" x 8' 9" (5.36m x 2.67m)

Of brick and tile construction. With up and over door, served by power and lighting, window to rear elevation, personnel door to garden.

### REAR GARDEN

The enclosed rear garden is predominantly laid to lawn.

### SERVICES

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

### REFERENCE

20012025/28205213/BRO



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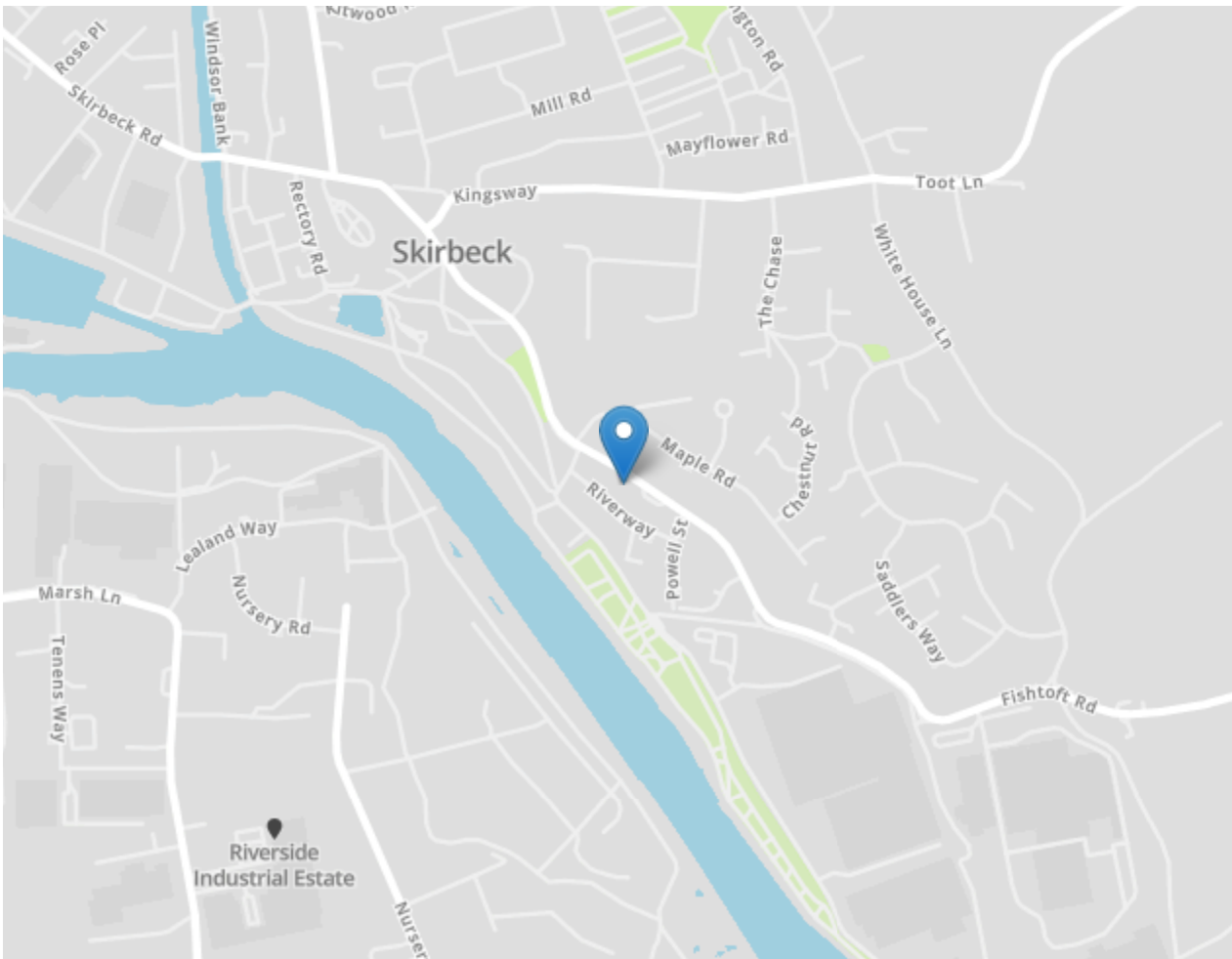
## AGENT'S NOTES

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.

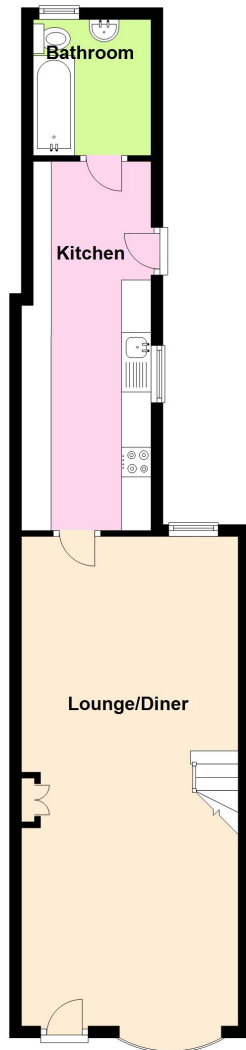
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

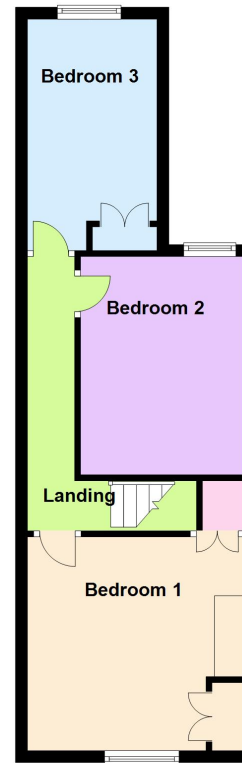


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 48.5 sq. metres (522.0 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</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