



£125,000

10 Franklin Close, Boston, Lincolnshire PE21 8JL

SHARMAN BURGESS

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£125,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator with fitted cover, dado rail, ceiling light point, staircase leading off.

A end of terrace property offering good sized living accommodation comprising an entrance hall, kitchen, lounge, rear entrance lobby, conservatory, two bedrooms to the first floor and a modern three piece shower room. Further benefits include gas central heating and enclosed approximate south facing rear garden. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN

12' 2" (maximum) x 9' 4" (maximum) (3.71m x 2.84m)
Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, plumbing for washing machine, integrated oven and grill, five ring gas hob with illuminated fume extractor above, space for twin height fridge freezer, wall mounted Worcester gas combination central heating boiler, window to front elevation, two ceiling light points, tiled flooring.

LOUNGE

14' 9" x 9' 9" (4.50m x 2.97m)
Having radiator, dado rail, coved cornice, two ceiling light points, TV aerial point.

REAR ENTRANCE LOBBY

9' 6" x 5' 5" (2.90m x 1.65m)
Having radiator, ceiling light point, rear entrance door leading to the garden.

CONSERVATORY

9' 3" x 8' 4" (2.82m x 2.54m)
With polycarbonate roof. Having French doors leading to the garden, radiator, wall mounted lighting.

FIRST FLOOR LANDING

Having access to loft space, radiator, dado rail, ceiling light point.



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BEDROOM ONE

14' 9" (maximum into walk-in wardrobes) x 10' 0" (4.50m x 3.05m)

Having walk-in wardrobes with sliding mirrored doors to the majority of one wall, window to rear elevation, ceiling light point, radiator.

BEDROOM TWO

9' 2" x 8' 0" (2.79m x 2.44m)

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

SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted mains fed shower and additional hand held shower attachment within, WC, with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled flooring, extended tiled splashbacks, radiator, extractor fan, obscure glazed window to front elevation, ceiling light point.

EXTERIOR

The property benefits from an enclosed rear garden with an approximate south facing aspect, comprising a paved seating area and lawn. The garden houses two metal garden storage sheds and is served by outside power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

14112025/29716691/BON



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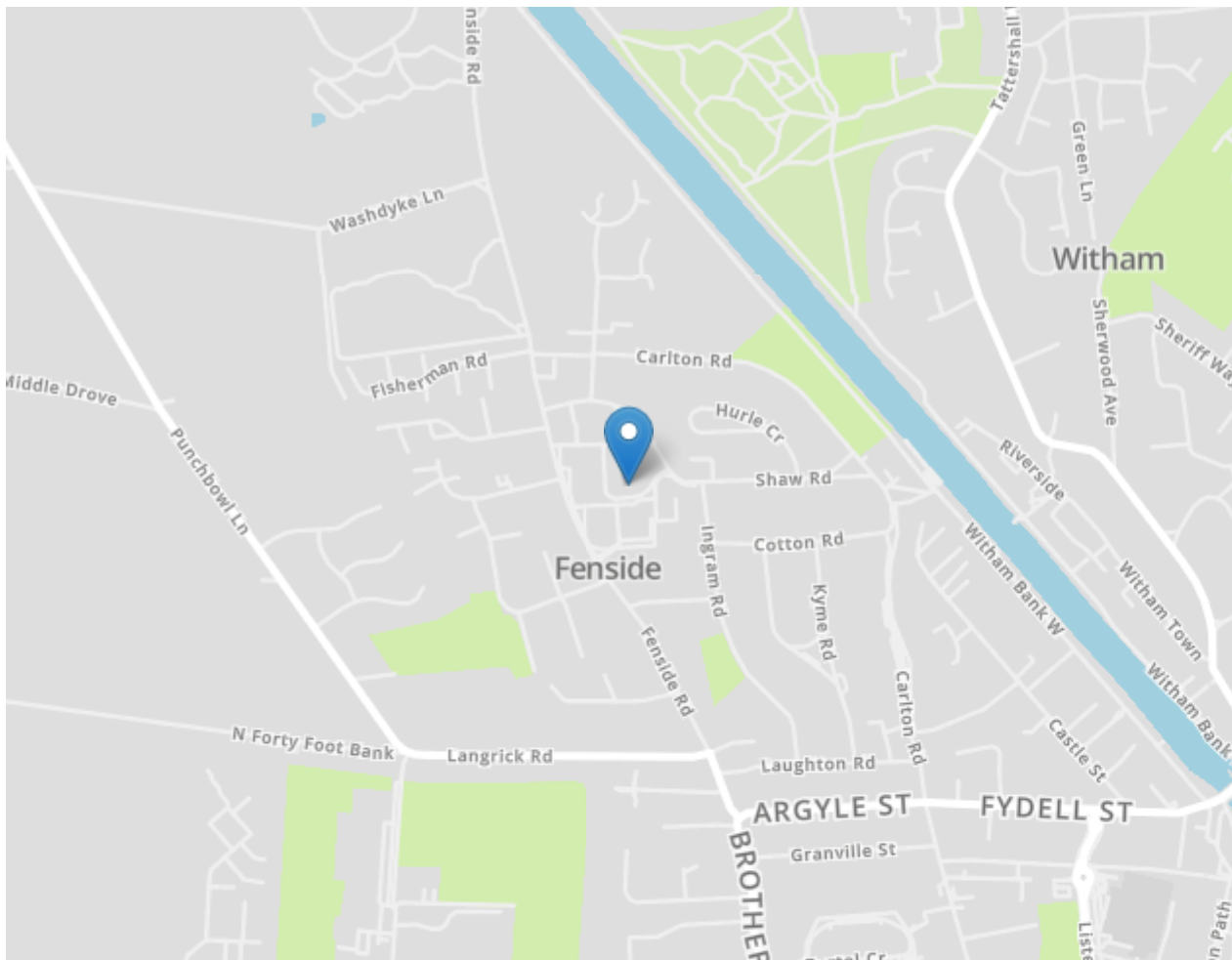
AGENT'S NOTES

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.

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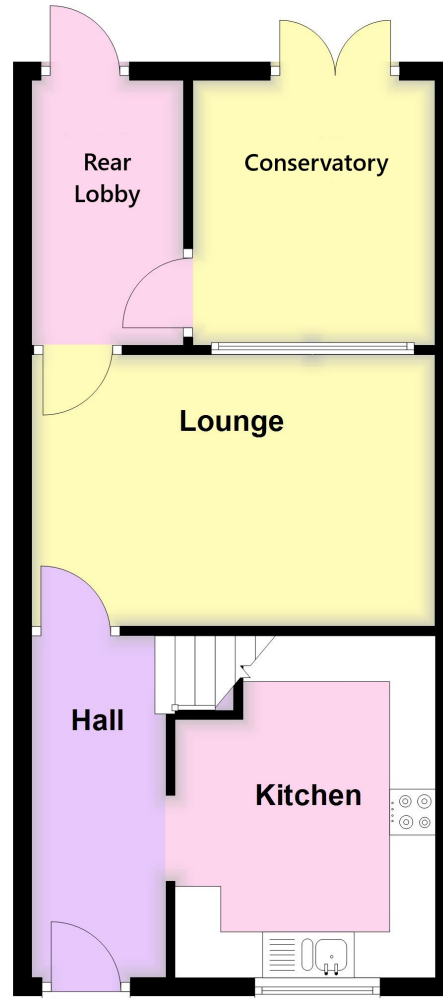
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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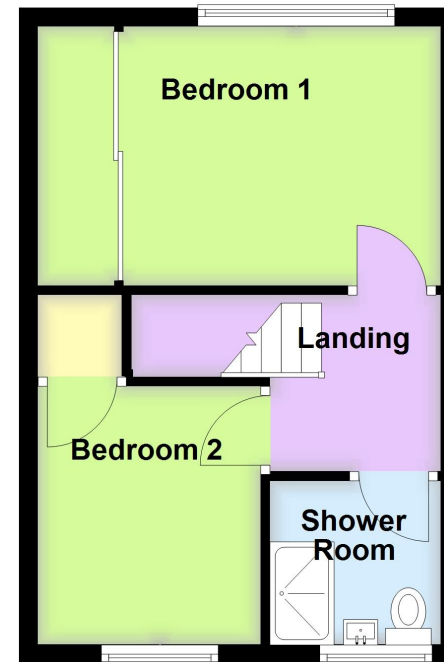
Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

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