



**£185,000**

15 Rochford Crescent, Boston, Lincolnshire PE21 9AE

**SHARMAN BURGESS**

**15 Rochford Crescent, Boston, Lincolnshire  
PE21 9AE  
£185,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door with adjoining obscure glazed side panel and an additional panel to the side aspect, radiator, staircase leading off, under stairs storage cupboard housing the electric fuse box.

**LOUNGE**

13' 7" (maximum into bay window) x 11' 5" (maximum including chimney breast) (4.14m x 3.48m)

With feature bay window to front aspect, ornamental fireplace, picture rail, ceiling light point, TV aerial point, radiator.

An extremely well presented semi detached property with a good sized driveway and approximately westerly facing generous rear gardens. The property benefits from well proportioned accommodation comprising an entrance hall, lounge with bay window, open plan modern kitchen diner, three bedrooms to the first floor and a modern family bathroom. The property also benefits from gas central heating and uPVC double glazing.



**SHARMAN BURGESS**



### OPEN PLAN KITCHEN DINER

17' 4" (including chimney breast) x 11' 10" (5.28m x 3.61m)  
Comprising countertops with sink and drainer and mixer tap, range of base level storage units and further wall mounted units, integrated appliances including integrated fridge, integrated freezer, integrated dishwasher, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, concealed Worcester gas central heating boiler, central island with breakfast bar and drawer storage beneath, French doors leading to the rear garden, window to side aspect, ceiling light point in dining area, ceiling recessed lighting in kitchen area, radiator.

### FIRST FLOOR LANDING

With window to the side aspect, ceiling light point.

### BEDROOM ONE

13' 6" (maximum into bay window) x 11' 6" (maximum into chimney breast) (4.11m x 3.51m)  
Having feature bay window to front aspect, radiator, ceiling light point, picture rail, TV aerial point.

### BEDROOM TWO

10' 8" (maximum into recess) x 11' 10" (3.25m x 3.61m)  
With window to the rear aspect, radiator, picture rail, ceiling light point, built-in wardrobe with overhead storage.

### BEDROOM THREE

With window to the rear aspect, radiator, picture rail, ceiling light point



**SHARMAN  
BURGESS** Est 1996

### **FAMILY BATHROOM**

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, P-shaped bath with mixer tap and handheld shower attachment, extended tiled splashbacks, obscure glazed window to front aspect, radiator, ceiling light point, extractor fan.

### **EXTERIOR**

To the front, a drop kerb leads to a good sized gravelled driveway providing off road parking. Side gated access leads to the rear garden which enjoys a pleasant approximately westerly facing aspect, is predominantly laid to lawn and enclosed by fencing.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

24032026/30136669/HAR



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)**

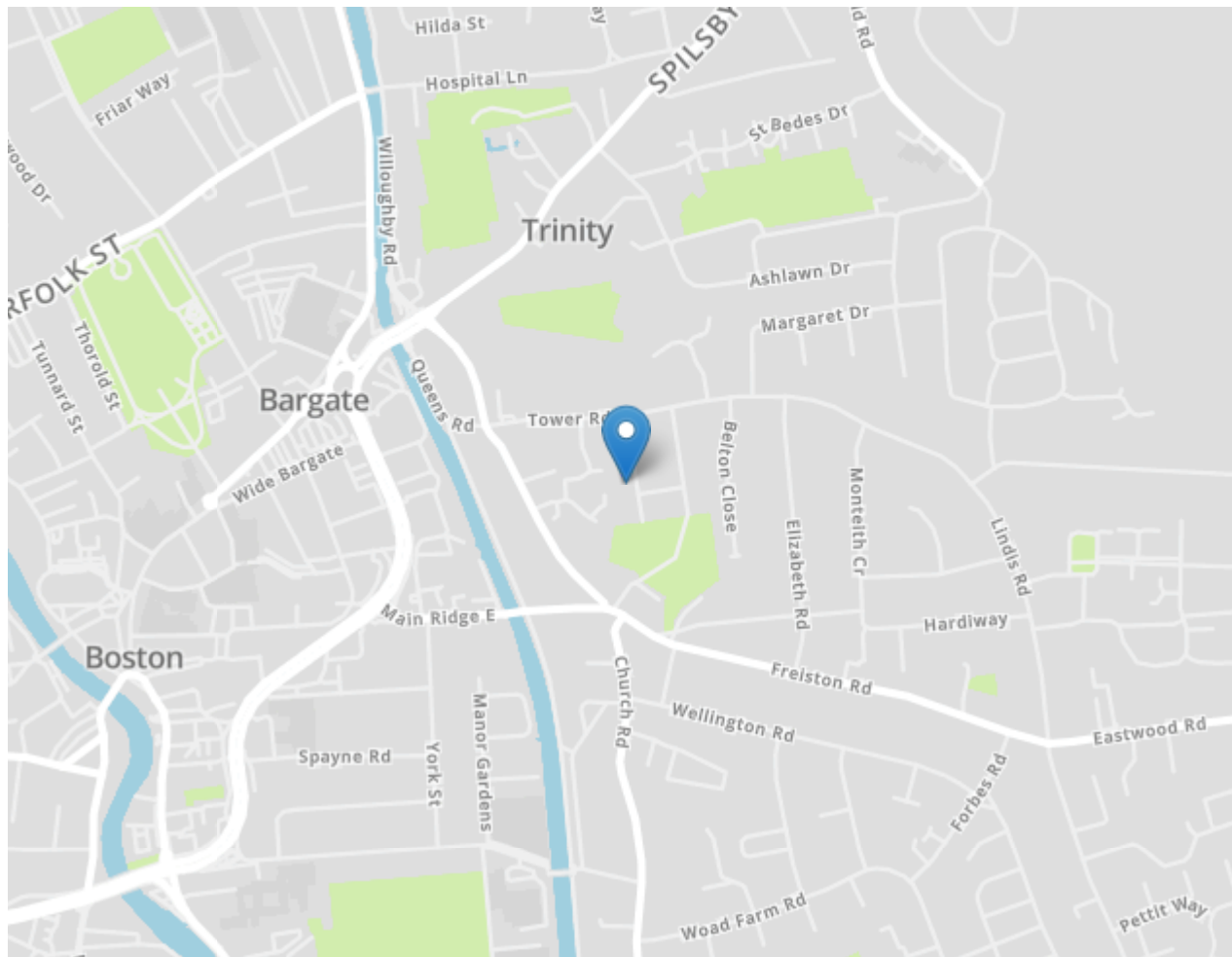
## AGENT'S NOTES

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.

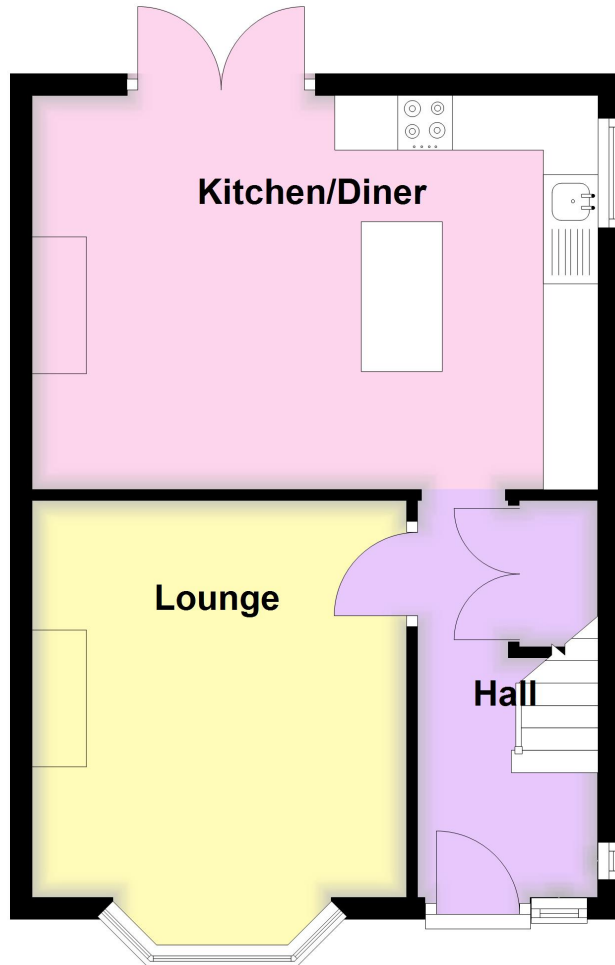
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

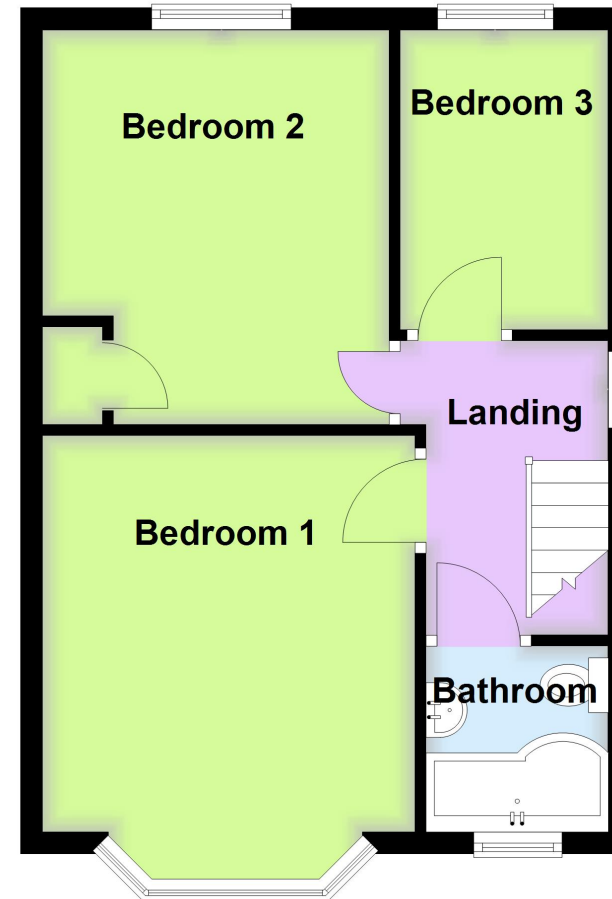
## Ground Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	