



£273,000

16 Oldman Close, Boston, Lincolnshire PE21 7GD

SHARMAN BURGESS

**16 Oldman Close, Boston, Lincolnshire
PE21 7GD
£273,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, Karndean flooring, coved cornice, ceiling recessed lighting, built-in cloak cupboard providing storage, window to side elevation, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a push button WC, pedestal wash hand basin with tiled splashback, radiator, coved cornice, ceiling light point, obscure glazed window to front elevation.

LOUNGE

13' 10" (maximum) x 16' 11" (measurement taken into bay window) (4.22m x 5.16m)

Having feature bay window to front elevation, two radiators, coved cornice, ceiling light point, feature log effect electric fireplace with fitted hearth and surround, TV aerial point.

A modern detached property having recently undergone a scheme of renovation and improvement, with accommodation comprising an entrance hall, lounge, open plan kitchen diner with a range of integrated appliances including wine cooler and coffee machine, utility room and ground floor cloakroom. To the first floor are four bedrooms, a refitted family bathroom and refitted en-suite shower room to bedroom one. Further benefits include a block paved driveway, brick built garage, good sized enclosed rear garden, gas central heating and uPVC double glazing.



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KITCHEN DINER

18' 10" (maximum) x 10' 3" (maximum) (5.74m x 3.12m)

An open plan kitchen diner having been recently refitted by the current Vendors, comprising low profile quartz work surface with inset sink and drainer with instant boiling water tap, range of base level storage units, drawer units and matching eye level wall units, integrated wine cooler, dishwasher, five ring gas hob with illuminated fume extractor above, waist height double oven and grill, integrated coffee machine and fridge and freezer, Karndean flooring, window to rear elevation, double doors leading to the rear garden, coved cornice, ceiling recessed lighting to kitchen area, light point to dining area, feature vertical radiator.

UTILITY ROOM

10' 2" (maximum) x 5' 1" (maximum) (3.10m x 1.55m)

Having counter top with stainless steel sink and drainer unit, base level unit, wall units, concealed Potterton gas central heating boiler, plumbing for automatic washing machine, space for condensing tumble dryer, window to side elevation, door to rear elevation, under stairs storage cupboard, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having radiator, coved cornice, access to loft space, ceiling recessed lighting, airing cupboard with hot water cylinder and slatted linen shelving within.

BEDROOM ONE

15' 1" (measurement taken into entrance area) x 13' 11" (maximum including built-in wardrobes) (4.60m x 4.24m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with sliding doors. Door to: -

EN-SUITE SHOWER ROOM

Having been recently replaced by the current vendors, comprising a shower cubicle with wall mounted mains fed shower with hand held shower attachment and tiling within and fitted shower screen, wash hand basin, WC, extended tiled splashbacks, electric shaver point, coved cornice, ceiling recessed light point, extractor fan, obscure glazed window to side elevation.



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BEDROOM TWO

10' 7" x 9' 0" (3.23m x 2.74m)

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

BEDROOM THREE

8' 4" (maximum) x 10' 4" (maximum) (2.54m x 3.15m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in storage.

BEDROOM FOUR

8' 0" x 7' 5" (maximum) (2.44m x 2.26m)

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

FAMILY BATHROOM

Having been refitted with a modern three piece suite comprising panelled bath with mixer tap, wall mounted mains fed shower with hand held shower attachment above and fitted shower screen, push button WC, wash hand basin with storage beneath, mixer tap and tiled splashback, heated towel rail, electric shaver point, coved cornice, ceiling recessed lighting, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property has a dropped kerb leading to the block paved driveway which provides off road parking as well as vehicular access to the single garage. There is well maintained hedging to the front boundary and paved access leads to the front entrance door.

SINGLE GARAGE

With up and over door, served by power and lighting.

REAR GARDEN

The rear garden is fully enclosed by fencing and is initially laid to a paved patio seating area with pergola above, leading to the remainder of the garden which is predominantly laid to lawn. There is a further circular paved patio seating area and a brick built barbecue situated within the rear left hand corner of the garden. The garden is served by outside tap and lighting.

SERVICES

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

REFERENCE

27012025/28645259/MIN



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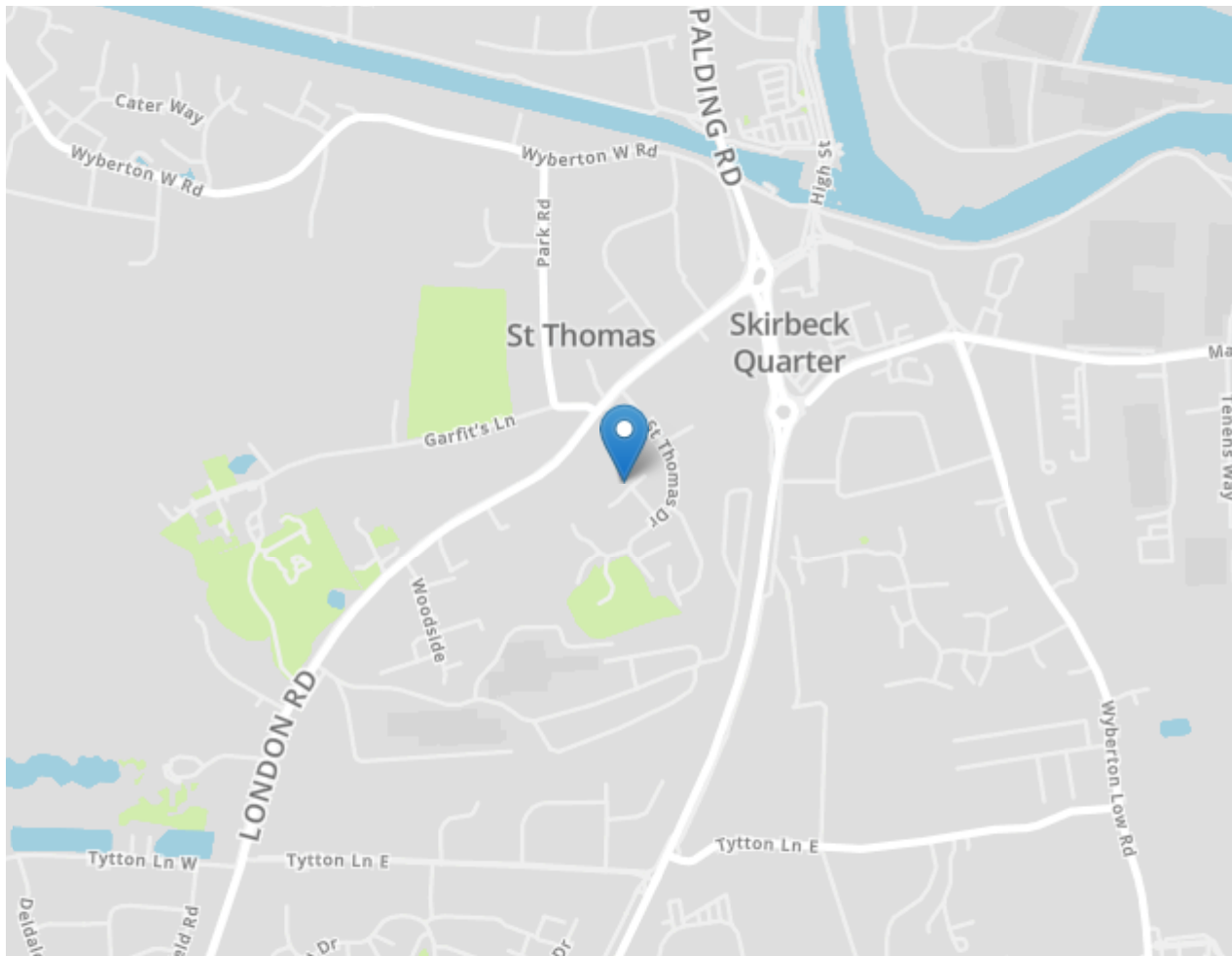
AGENT'S NOTES

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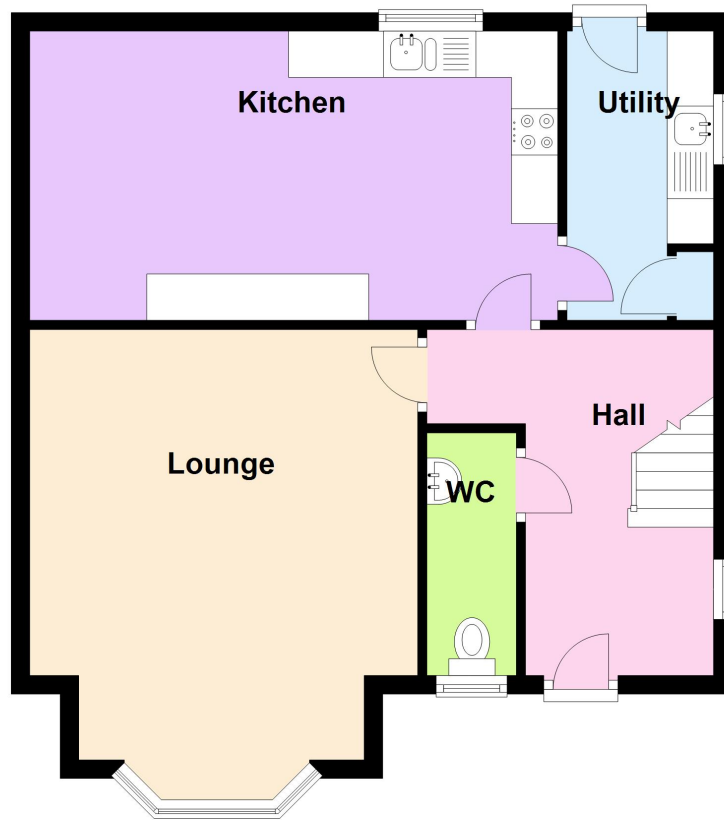
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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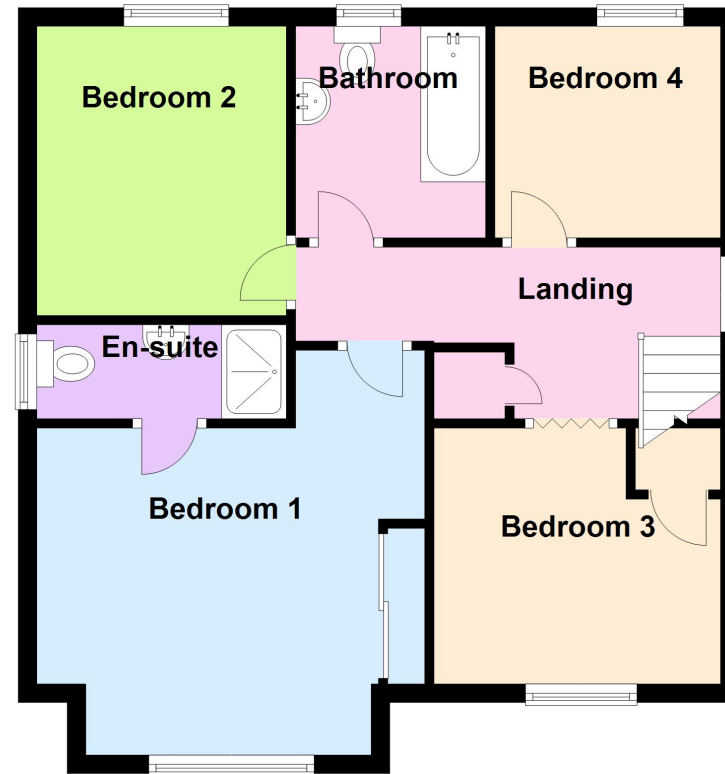
Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 109.7 sq. metres (1180.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	