



£256,250

26 Kings Avenue, Boston, Lincolnshire PE21 0AW

SHARMAN BURGESS

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PE21 0AW
£256,250 Freehold

ACCOMMODATION

ENTRANCE HALL

Having double glazed front entrance door, wood parquet flooring, radiator, electric consumer unit, telephone point, airing cupboard housing the hot water cylinder and immersion heater and slatted shelving above.

KITCHEN

10' 10" x 9' 11" (3.30m x 3.02m)

Having a refitted kitchen comprising wall and base units, work surfaces with one and a half bowl ceramic sink with mixer tap, breakfast bar, integrated oven and electric hob with stainless steel extractor hood above, tiled flooring, tiled splashbacks, double glazed window to front elevation, door to: -



SHARMAN BURGESS



SIDE ENTRANCE LOBBY

Having uPVC double glazed door to front elevation, tiled flooring, power points, space for fridge freezer, door to rear aspect, door through to garage.

LOUNGE

14' 11" x 13' 11" (4.55m x 4.24m)

Having double glazed window to side elevation, radiator, electric fire with decorative surround, coved cornice, double glazed sliding patio doors to: -

CONSERVATORY

9' 3" x 9' 1" (2.82m x 2.77m)

Of brick and uPVC construction with pitched polycarbonate roof. Having double glazed windows to side and rear elevation, two wall light points, double glazed patio doors to rear garden.

INNER HALL

Having radiator, wall mounted central heating thermostat, coved cornice, wall light points.

SHOWER ROOM

Having a refitted suite comprising mains fed shower and shower cubicle, wash hand basin inset to vanity unit, fully tiled walls, tiled flooring, radiator, double glazed window to front elevation.

SEPARATE WC

Having a refitted suite comprising low level WC with inset wash hand basin to top of the cistern, tiled flooring, half tiled walls, double glazed window to front elevation.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

13' 11" x 9' 11" (4.24m x 3.02m)

Having double glazed window to rear elevation, radiator, coved cornice, built-in cupboard, wood laminate flooring.

BEDROOM TWO

10' 10" x 9' 1" (3.30m x 2.77m)

Having double glazed window to front elevation, radiator, coved cornice, built-in cupboard, wood laminate flooring.

BEDROOM THREE

11' 11" x 7' 11" (3.63m x 2.41m)

Having double glazed window to rear elevation, part glazed uPVC door to rear garden, radiator, built-in cupboard.

EXTERIOR

The property sits on a well presented plot approaching 1/3 of an Acre (s.t.s). To the front, there is a concrete driveway which provides off road parking as well as access to the attached garage. The property benefits from a low maintenance front garden complimented by low level brick wall to the front boundary. Double gates give further vehicular access to the rear garden for secure parking.

GARAGE

16' 11" x 9' 4" (5.16m x 2.84m) narrowing to 7' 2" minimum measurement (2.18m)

Having roller door, concrete floor, window to rear elevation, space and plumbing for two washing machines, served by power and lighting and housing the replacement (Circa January 2024) wall mounted Glow Worm gas central heating boiler.

REAR GARDEN

The extremely well presented extensive rear garden is fully enclosed by close panel fencing, giving much privacy, and benefits from a well stocked border, hedges and mature trees including two apple trees, a pear tree and a plum tree. The rear garden also includes a brick built workshop, a timber summerhouse and a glasshouse which are to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

16042025/28967404/DRU



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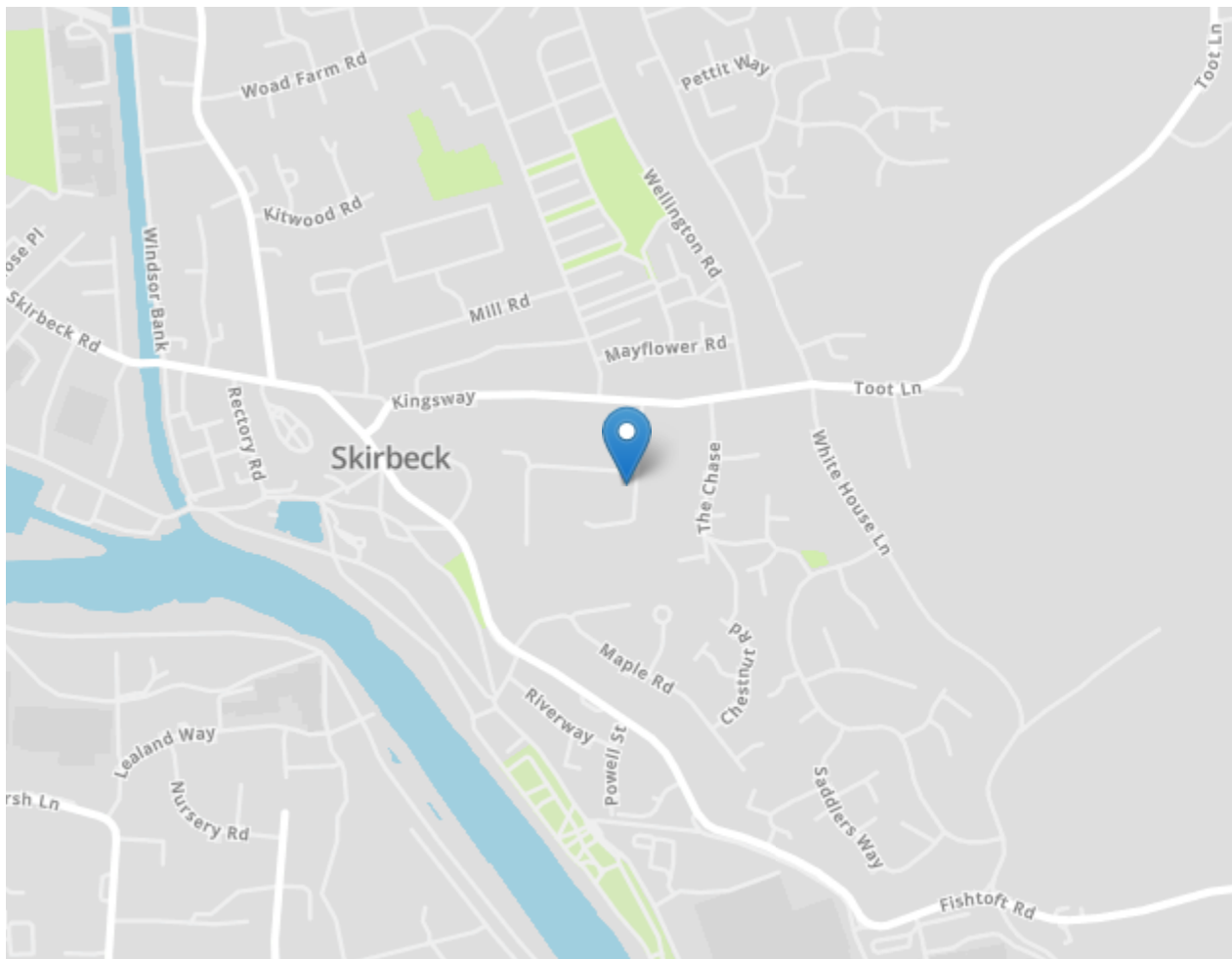
AGENT'S NOTES

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.

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.

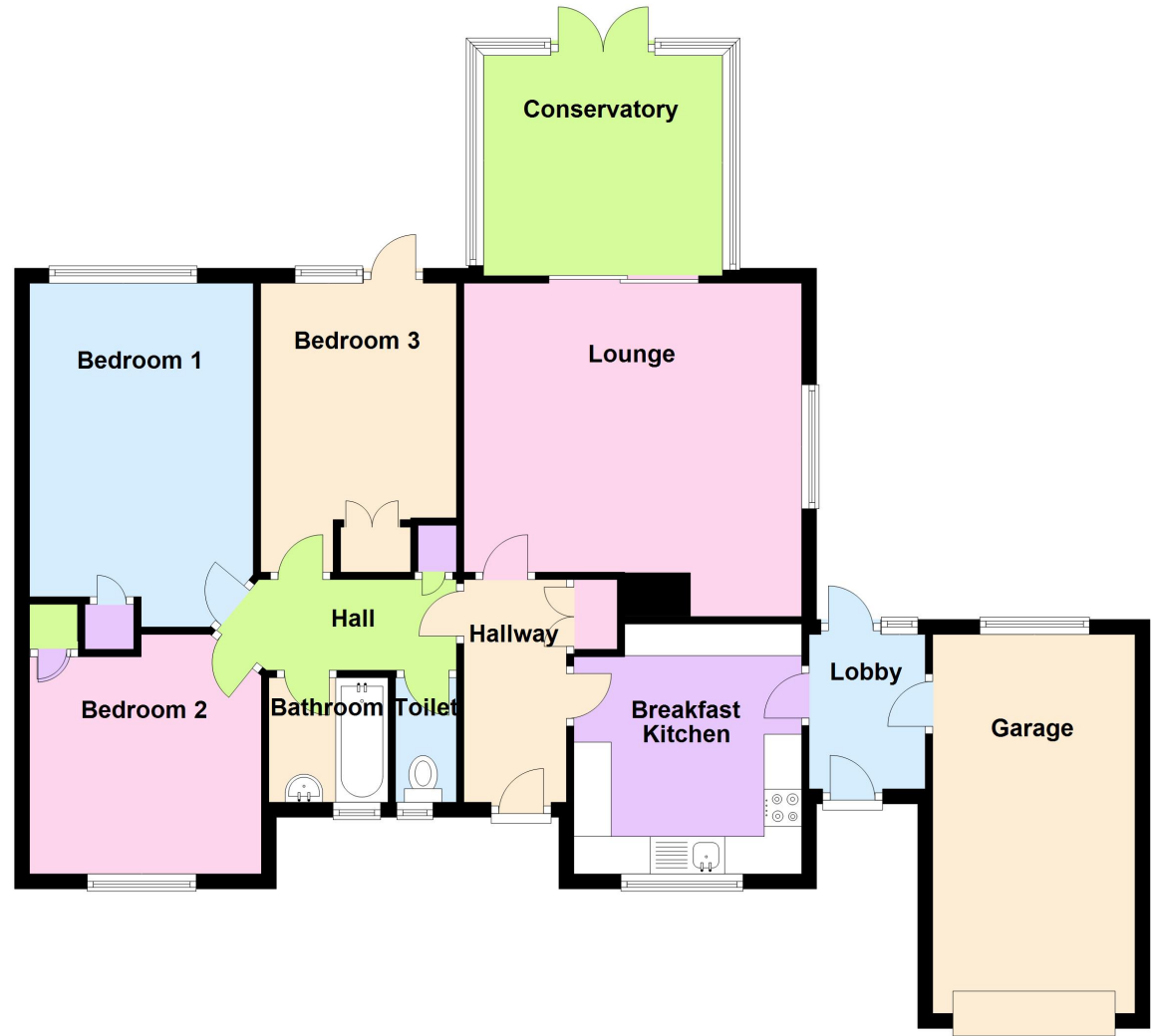
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 104.5 sq. metres (1124.4 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC