



SHARMAN BURGESS
FOR SALE
01205 361161

£150,000

16 Dunlin Close, Boston, Lincolnshire PE21 7FJ

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**16 Dunlin Close, Boston, Lincolnshire
PE21 7FJ
£150,000 Freehold**

ACCOMMODATION

BREAKFAST KITCHEN

14' 7" (maximum measurement) x 8' 6" (maximum measurement) (4.45m x 2.59m)

Having partially obscure glazed front entrance door, roll edge work surfaces with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, fitted larder style unit, integrated oven and grill, four ring gas hob with splashback and illuminated stainless steel fume extractor above, space for twin height fridge freezer, radiator, plumbing for automatic washing machine, window to front aspect, wall mounted electric fuse box.

A modern, well presented two bedroomed, end of terraced property, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a breakfast kitchen, lounge, ground floor cloakroom, two well proportioned bedrooms to the first floor and a bathroom. Further benefits include an approximate south facing rear garden, numbered allocated parking and gas central heating.



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GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback. Ceiling light point, extractor fan.

LOUNGE

14' 8" (maximum measurement including staircase) x 12' 8" (maximum measurement including staircase) (4.47m x 3.86m)
Open plan from kitchen. Having double doors leading the rear garden with windows to either side and fitted blinds, radiator, ceiling light point, TV aerial point, telephone point.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point, built-in boiler cupboard housing the Baxi combination gas central heating boiler.

BEDROOM ONE

12' 3" (maximum measurement) x 10' 3" (maximum measurement) (3.73m x 3.12m)
Having two windows to rear aspect with fitted blinds, radiator, ceiling light point, built-in double wardrobe, wall mounted digital central heating timer.

BEDROOM TWO

11' 2" (maximum measurement) x 7' 10" (maximum measurement) (3.40m x 2.39m)
Having window to front aspect with fitted blind, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with wall mounted mains fed shower above and fitted shower screen. Tiled splashbacks, extractor fan, ceiling light point, obscure glazed window, heated towel rail.

EXTERIOR

The property benefits from a numbered allocated parking space towards the right hand side of the terrace.

To the rear, the property benefits from an approximately south facing garden initially comprising a paved patio seating area, leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is fully enclosed by fencing and served by external lighting.

SERVICES

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

REFERENCE

07032024/27370014/NOR



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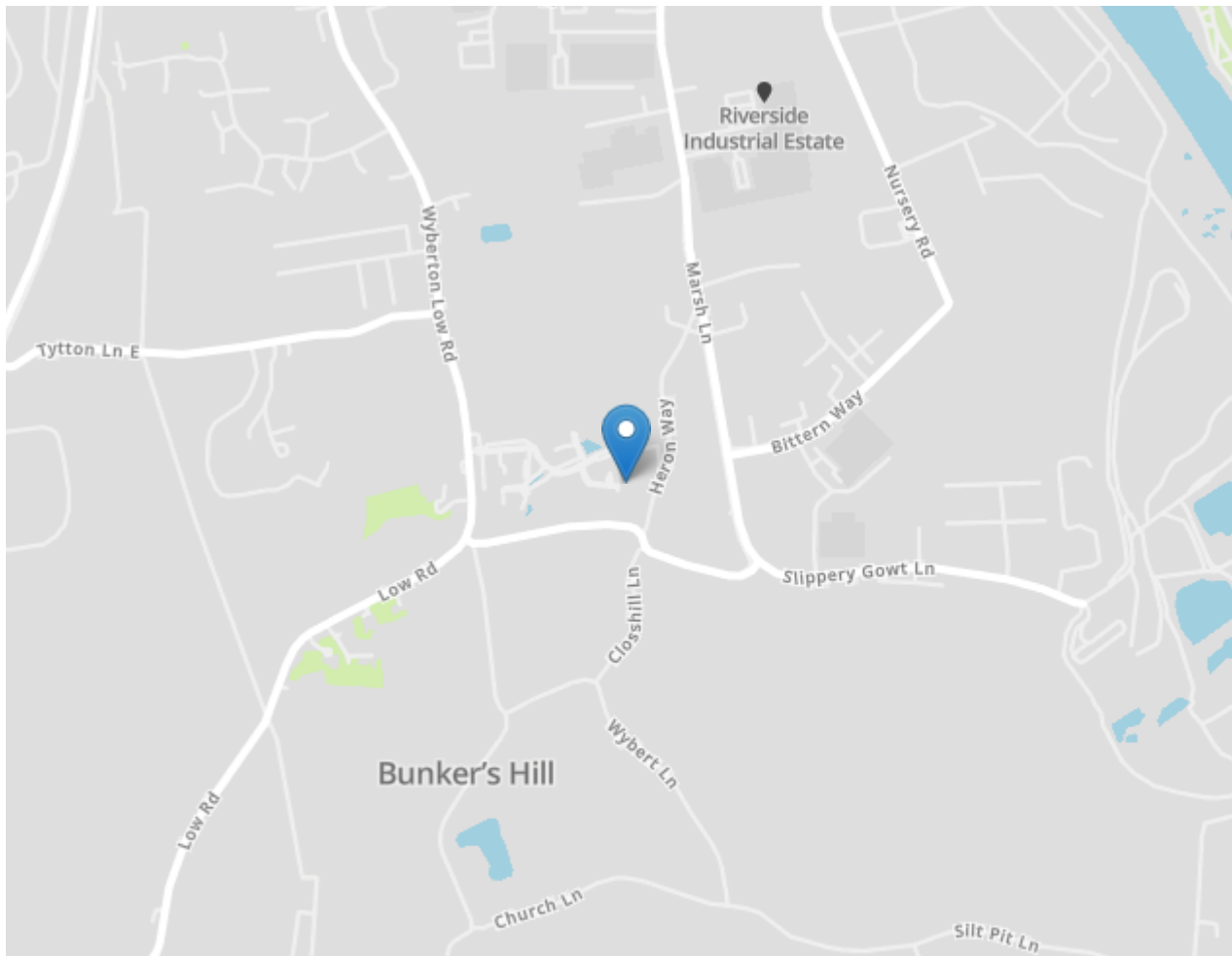
AGENT'S NOTES

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.

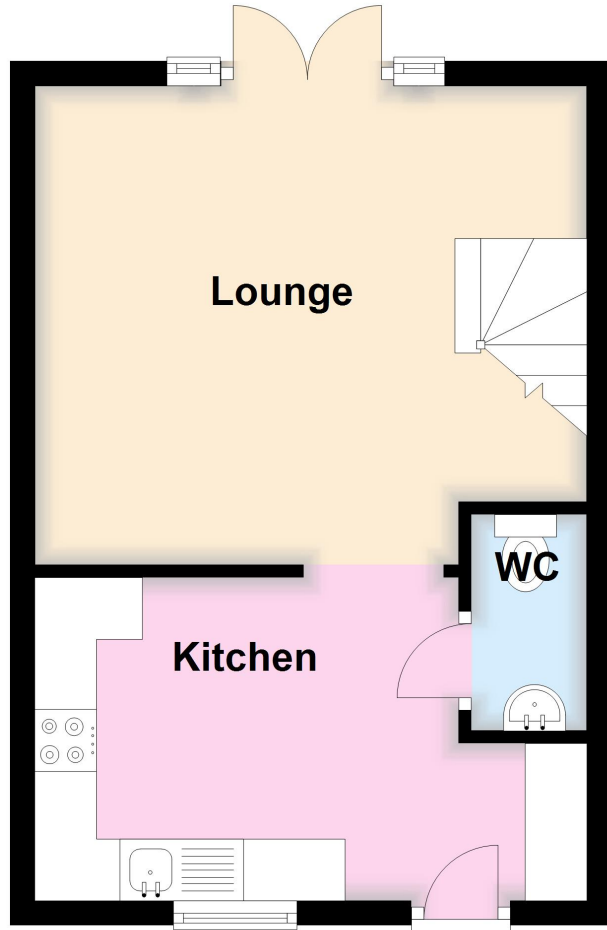
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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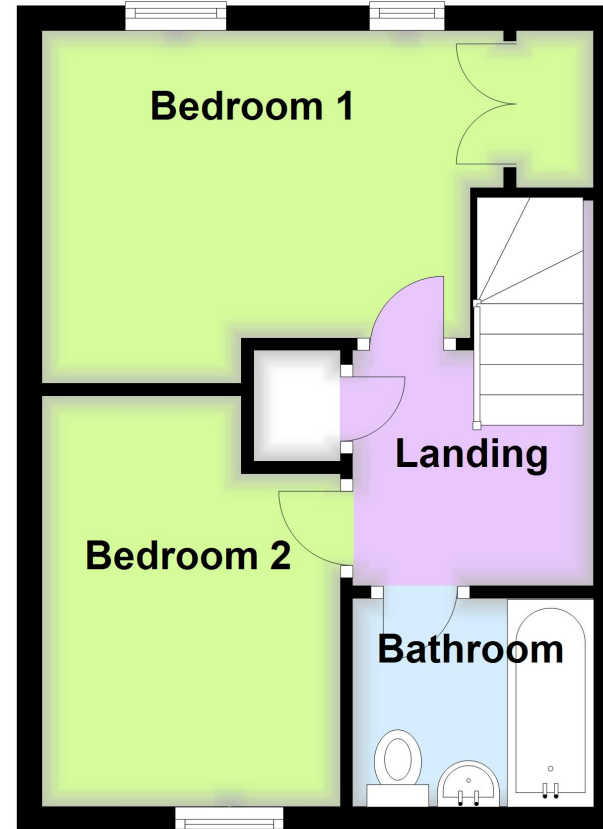
Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	