

£199,950

115 Church Road, Boston, Lincolnshire PE21 0LG

SHARMAN BURGESS

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PE21 0LG
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door with obscure glazed windows to either side and above, staircase leading off, under stairs storage cupboard, radiator, ceiling light point, original wooden flooring. Door to walk-in pantry.

LOUNGE

17'9" (maximum into bay window) x 12'0" (maximum) (5.41m x 3.66m)
Having a continuation of the wooden flooring from the entrance hall, feature bay window to front aspect, window to side aspect, picture rail, ceiling light point, TV aerial point, radiator, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

A highly impressive detached house with large front and side gardens and spacious rear garden to match, requiring some modernisation and improvement, which will provide purchasers with a fantastic family home. Accommodation comprises an entrance hall, lounge, dining room, kitchen, cloakroom, freezer room, pantry and rear entrance lean-to. To the first floor are three generous bedrooms and a family bathroom with separate WC. Further benefits include garage and ample parking. Viewing is highly recommended in order to fully appreciate the scope and potential on offer.

DINING ROOM

12' 4" (maximum) x 11' 10" (maximum) (3.76m x 3.61m)

Having feature bay window to front aspect, radiator, picture rail, ceiling light point.

WALK-IN PANTRY

Having wall mounted shelving, quarry tiled flooring, walls tiled to approximately two thirds height, ceiling light point, obscure glazed window to rear aspect.

KITCHEN

11' 8" (maximum) x 9' 8" (maximum) (3.56m x 2.95m)

Having stainless steel sink with double drainer, base level storage units and drawer units, space for electric cooker, window to rear aspect, coved cornice, ceiling mounted strip light, wall mounted gas fire with back boiler for central heating.

REAR LEAN-TO

With stable style door entrance door, windows to rear aspect, tiled flooring, built-in storage, continuing through to a section with plumbing for washing machine, additional stable style entrance door, tiled flooring, polycarbonate roof, two ceiling light points.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with high level cistern and pedestal wash hand basin. Tiled flooring, ceiling light point, obscure glazed window.

FREEZER ROOM

With shelving within, power and lighting.

FIRST FLOOR LANDING

Having ceiling light point, dual aspect windows, radiator, picture rail.

BEDROOM ONE

12' 0" (maximum) x 11' 9" (maximum) (3.66m x 3.58m)

Having window to front aspect, radiator, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 11' 10" (maximum) (3.66m x 3.61m)

Having window to front aspect, radiator, picture rail, ceiling light point.

BEDROOM THREE

11' 10" x 7' 9" (3.61m x 2.36m)

Having window to rear aspect, radiator, picture rail, ceiling light point, access to roof space.

BATHROOM

Being fitted with a two piece suite comprising pedestal wash hand basin and wood panelled bath with wall mounted mains fed shower above and fitted shower screen. Radiator with heated towel rail, obscure glazed window to rear aspect, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted shelving within.

SEPARATE WC

Having WC, ceiling light point, coved cornice, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides ample off road parking and turning space as well as vehicular access to the garage. There are large sections of gardens which have previously been used as flower beds by the current vendor, with some still having a variety of plants and shrubs set within. There is also a small lawned section to the immediate front of the property.

GARAGE

19' 0" (maximum) x 9' 6" (maximum) (5.79m x 2.90m)

Having up and over door, personnel door to garden, being served by power and lighting.

To the rear, the garden comprises paved areas leading to a central section which the current vendor had previously had laid to a variety of vegetable and flower beds but is now laid bare. The garden houses a timber shed which is served by power, a summerhouse with glazed double doors and power and lighting within and a further part glazed timber shed which are to be included within the sale. The garden is enclosed by a mixture of fencing and hedging and served by outside lighting.

SERVICES

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

REFERENCE

16022024/27303116/PAT

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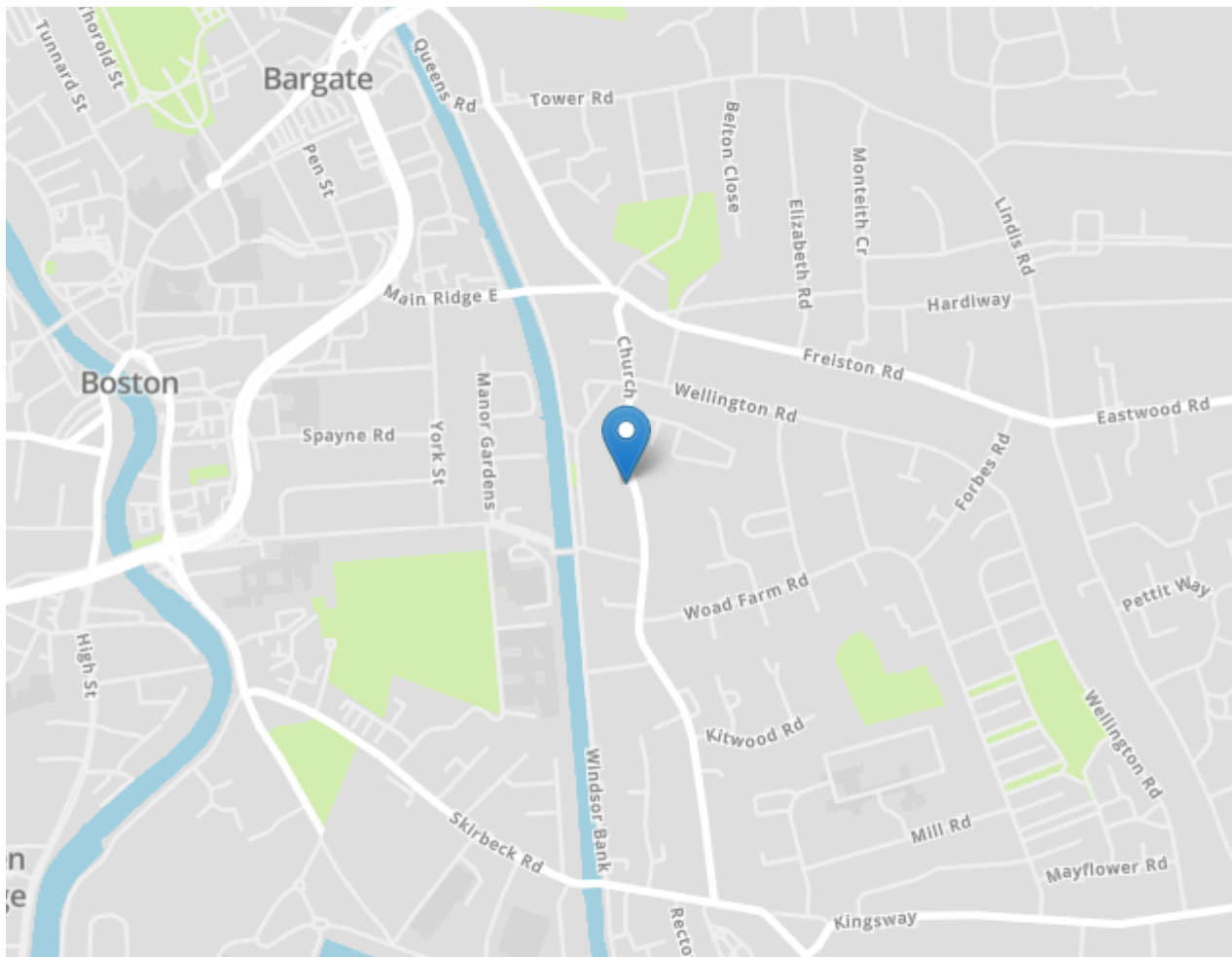
AGENT'S NOTES

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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