



£200,000

22 Hawthorn Close, Boston, Lincolnshire PE21 0QJ

SHARMAN BURGESS

22 Hawthorn Close, Boston, Lincolnshire
PE21 0QJ
£200,000 Freehold

A modern three bedroomed detached property currently enjoying open views to the front. Accommodation comprises an entrance hall, lounge, kitchen diner, two piece ground floor cloakroom, three bedrooms to the first floor, family bathroom and en-suite to bedroom one. Further benefits include a gravelled driveway, single garage and enclosed rear garden.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, window to side aspect, ceiling light point.

LOUNGE

15' 2" (maximum) x 10' 0" (maximum) (4.62m x 3.05m)
Having window to front aspect, radiator, ceiling light point, TV aerial point, telephone point, built-in under stairs storage cupboard.



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KITCHEN DINER

13' 5" (maximum) x 7' 9" (maximum) (4.09m x 2.36m)
Having counter tops with upstands, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, plumbing for washing machine, plumbing for dishwasher, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated fume extractor, space for twin height fridge freezer, window to rear aspect, two ceiling light points, radiator, extractor fan, double doors leading to the rear garden.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap, radiator, ceiling light point, extractor fan.

FIRST FLOOR LANDING

Having access to roof space, radiator, ceiling light point.

BEDROOM ONE

12' 10" (maximum) x 9' 3" (maximum) (3.91m x 2.82m)
Having window to front aspect, radiator, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, obscure glazed window to rear aspect, extractor fan, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 4" (maximum with reduced head height) x 13' 5" (maximum including stair bulkhead) (3.45m x 4.09m)

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

BEDROOM THREE

11' 7" (maximum) x 6' 8" (maximum) (3.53m x 2.03m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and hand held shower attachment and tiled splashback, obscure glazed window, extractor fan, ceiling light point.

EXTERIOR

To the front, the property benefits from a gravelled driveway which provides off road parking as well as vehicular access to the: -

INTEGRAL SINGLE GARAE

17' 0" x 8' 6" (5.18m x 2.59m)

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

REAR GARDEN

Being predominantly laid to lawn and fully enclosed by fencing.

SERVICES

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

REFERENCE

16082024/28102917/PEE



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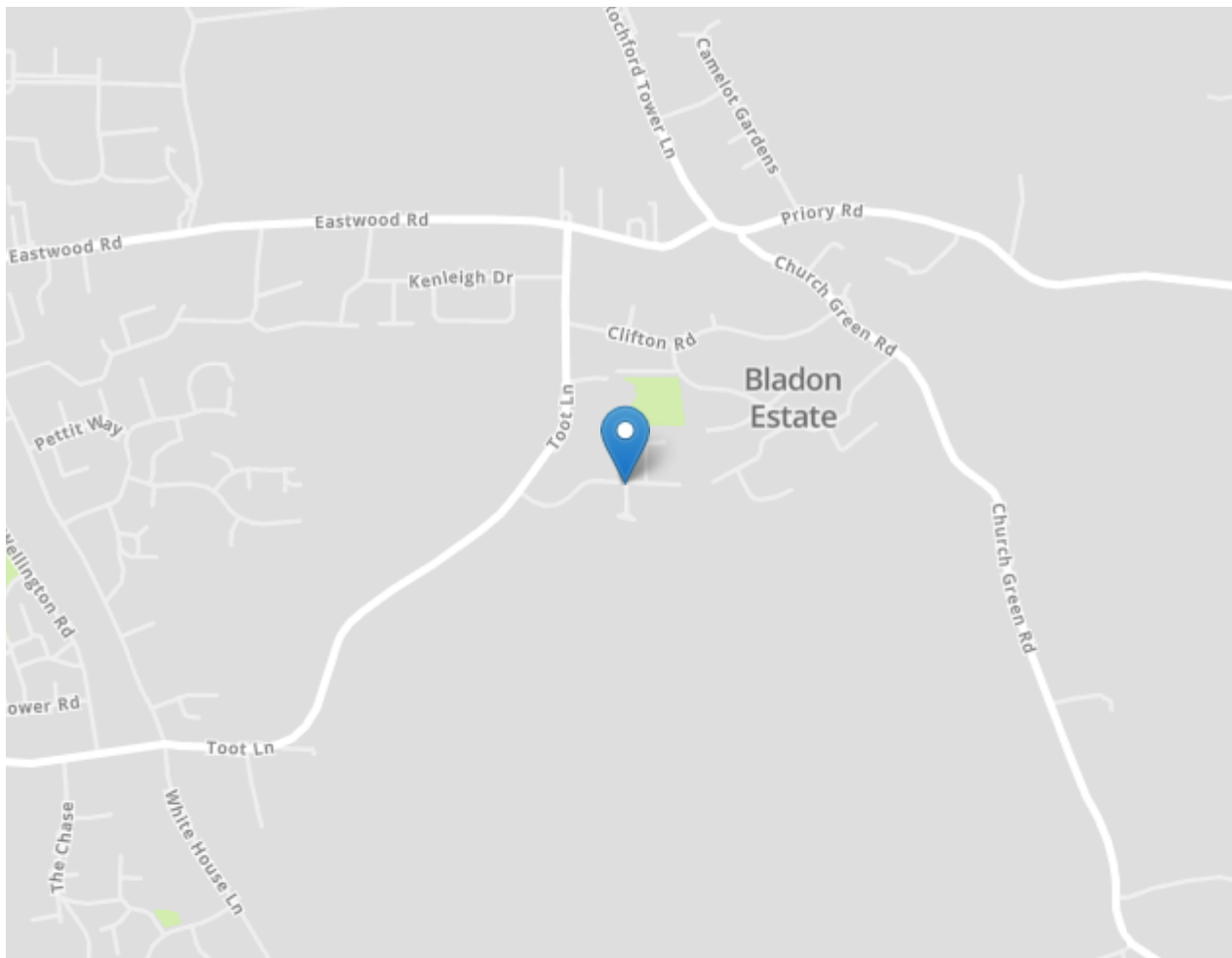
AGENT'S NOTES

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.

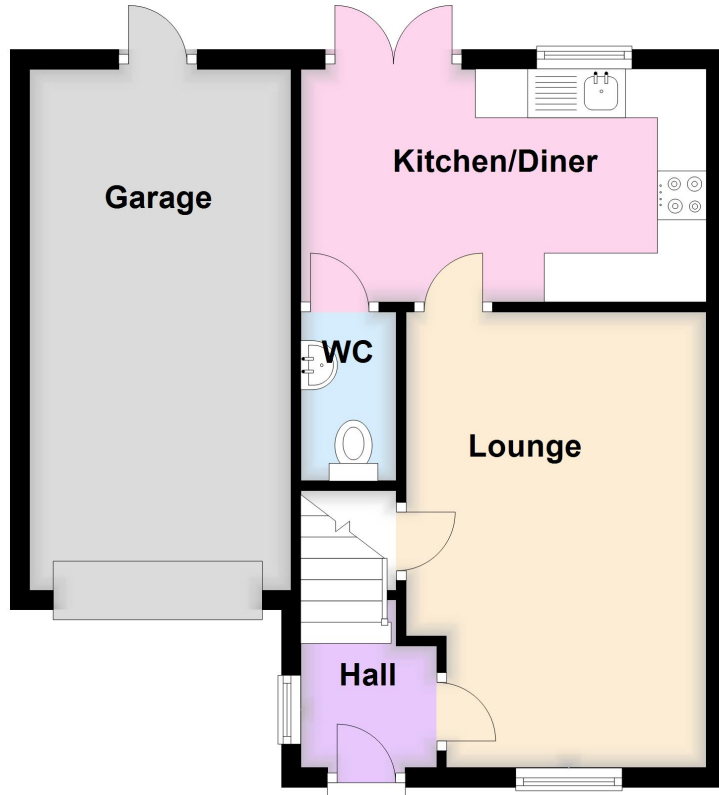
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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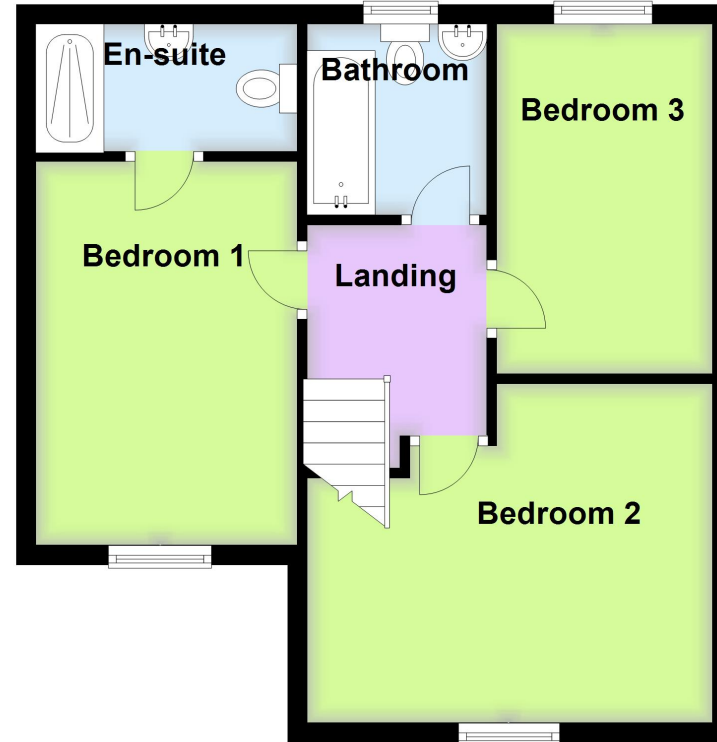
Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(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	