



£195,950

224 Fishtoft Road, Boston, Lincolnshire PE21 0BJ

SHARMAN BURGESS

**224 Fishtoft Road, Boston, Lincolnshire
PE21 0BJ
£195,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, staircase leading off, under stairs storage cupboard, built-in cloak cupboard housing the electric fuse box and wall mounted coat hooks within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, WC, obscure glazed window to side aspect, ceiling light point.

A substantial three bedroomed semi-detached property with a detached garage, ample parking and gardens to the rear. Accommodation comprises a good sized entrance hall, lounge with bay window, dining room, kitchen, pantry and ground floor cloakroom. The three bedrooms are arranged off a first floor landing together with a three piece family bathroom. Further benefits include uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

17' 8" (maximum into bay window) x 11' 4" (maximum including chimney breast) (5.38m x 3.45m)

With feature bay window to front aspect, radiator, picture rail, coved cornice, ceiling light point, ornamental fireplace with fitted inset and hearth and display surround.

DINING ROOM

9' 9" (maximum) x 9' 0" (maximum) (2.97m x 2.74m)

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

WALK-IN PANTRY

With window to rear aspect, ceiling light point, wall mounted shelving, counter top with base level storage beneath, wall mounted Worcester gas central heating boiler.

KITCHEN

10' 2" (maximum) x 6' 0" (maximum) (3.10m x 1.83m)

Having counter tops with stainless steel sink and drainer and mixer tap, base level storage units, drawer units and wall units, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob with extractor above, ceiling recessed lighting, window to rear aspect, obscure glazed rear entrance door.

FIRST FLOOR LANDING

With window to front aspect, radiator, access to roof space, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 5" (maximum) x 10' 10" (maximum) (3.48m x 3.30m)

With window to front aspect, radiator, ceiling light point, two built-in double wardrobes with hanging rails within and over head storage lockers.

BEDROOM TWO

12' 7" (maximum) x 11' 5" (maximum) (3.84m x 3.48m)

With window to rear aspect, radiator, ceiling light point, built-in double wardrobe with overhead storage locker.

BEDROOM THREE

9' 10" (maximum) x 6' 10" (maximum) (3.00m x 2.08m)

With window to rear aspect, radiator, ceiling light point, built-in double wardrobe with over head storage locker.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, bath with wall mounted mains fed shower above, radiator, extractor fan, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn with privet hedging to the front boundary.

GARAGE

19' 5" x 9' 9" (5.92m x 2.97m)

Of brick and tiled construction. With up and over door, personnel door leading into the garden, served by power and lighting.

REAR GARDEN

The garden comprises a paved hard standing area providing seating space, with the remainder of the garden being laid predominantly to lawn. There is a gravelled section providing further hardstanding. The garden is fully enclosed by fencing and served by external lighting.

SERVICES

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

REFERENCE

21052024/24888955/DER



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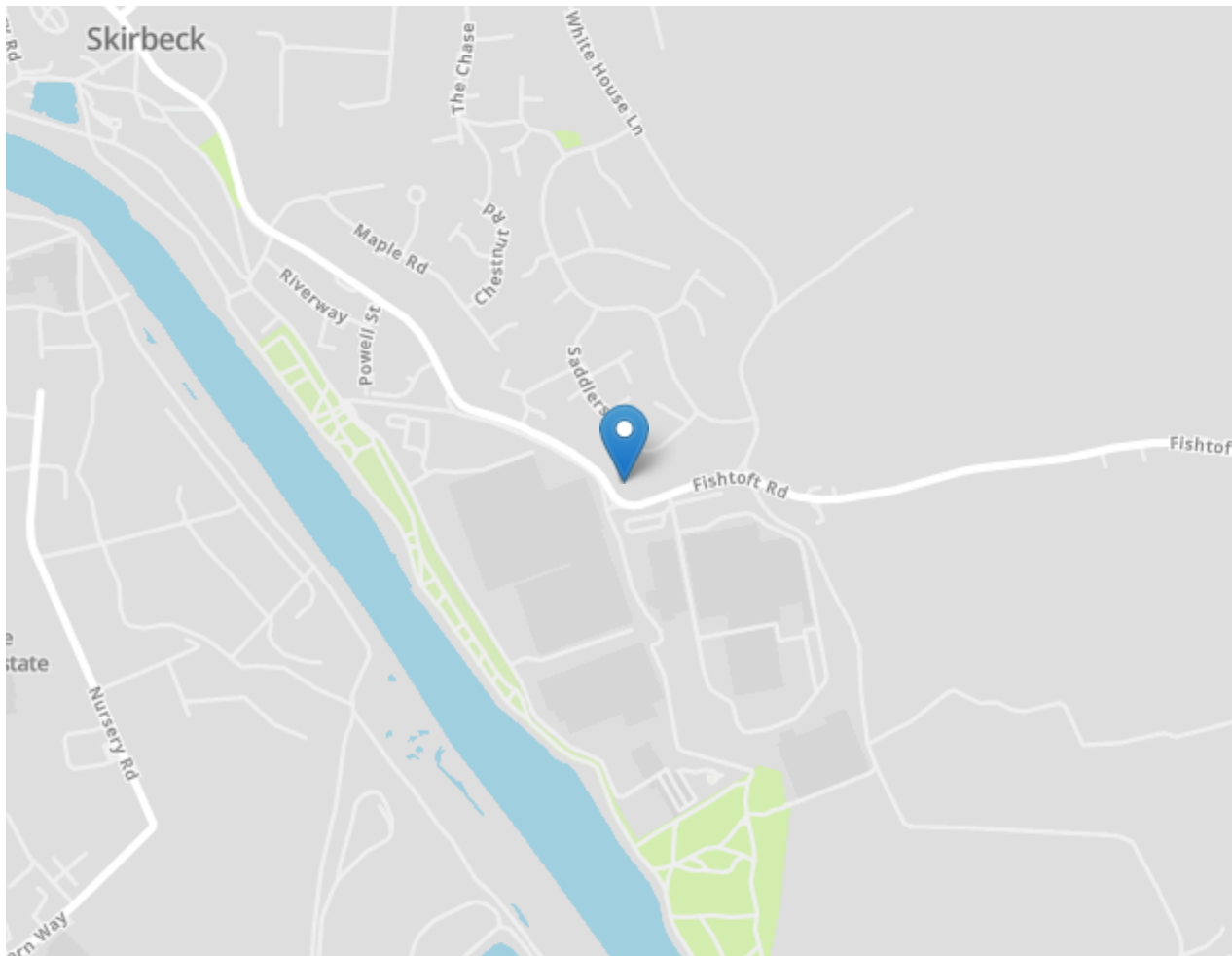
AGENT'S NOTES

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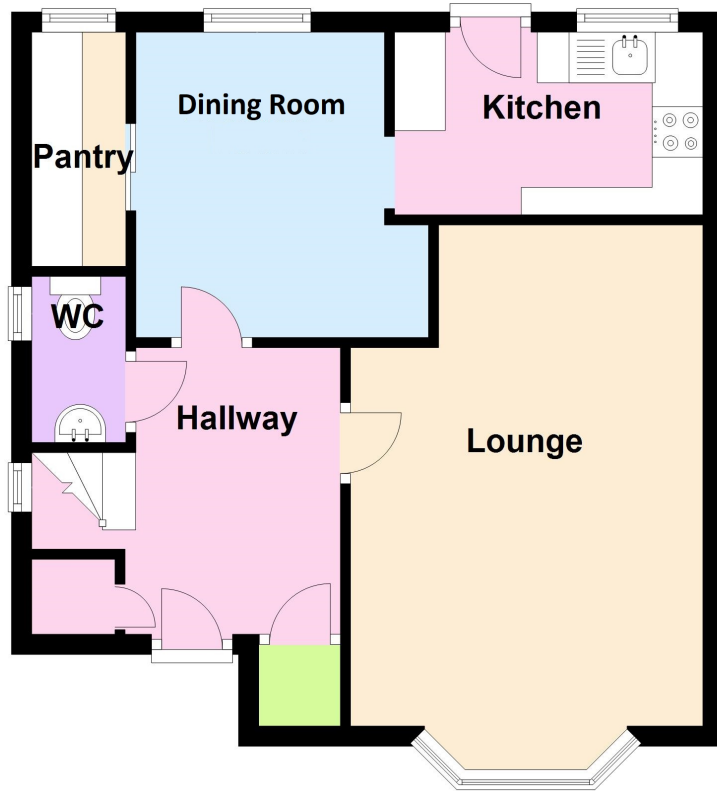
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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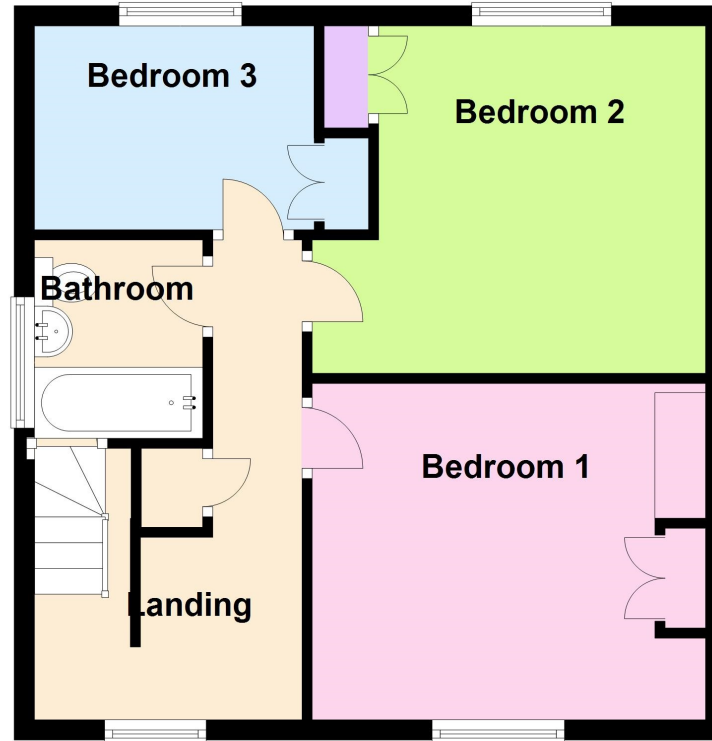
Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 89.1 sq. metres (958.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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	