



£179,950

15 Bayswood Avenue, Boston, Lincolnshire PE21 7RT

SHARMAN BURGESS

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PE21 7RT
£179,950 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door with obscure glazed windows to either side, gas meter, further obscure glazed door with obscure glazed windows through to: -

ENTRANCE HALL

Having staircase leading off, radiator, ceiling light point, wall mounted central heating thermostat, under stairs storage cupboard housing the electric meter and electric fuse box.

A semi-detached property situated within close proximity of St Thomas' Primary School and benefitting from an approximate south facing garden to the rear. Accommodation comprises an entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and a family bathroom. Further benefits include a block paved driveway, single garage, uPVC double glazing and gas central heating.



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KITCHEN

17' 1" x 6' 2" (5.21m x 1.88m)

Having counter tops with inset one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units and matching eye level wall units with corner display shelving, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, space for standard height fridge and freezer, dual aspect windows, obscure glazed entrance door, radiator, coved cornice, two ceiling light points.

LOUNGE

15' 0" (maximum into bay window) x 11' 0" (maximum including chimney breast) (4.57m x 3.35m)

Having feature bay window to front elevation, ceiling light point, additional wall light points, TV aerial point, wiring for satellite TV, ornamental fireplace with tiled hearth and exposed brickwork inset with space for electric fire. Archway through to: -

DINING ROOM

12' 5" x 11' 0" (maximum including chimney breast) (3.78m x 3.35m)

Having French doors leading to the rear garden, radiator, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point.



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BEDROOM ONE

15' 0" (maximum into bay window) x 9' 0" (measurement taken to built-in wardrobes) (4.57m x 2.74m)

Having feature bay window to front elevation, ceiling light point, radiator, built-in wardrobes to the majority of one wall with sliding doors and hanging rails and shelving within.

BEDROOM TWO

12' 4" (maximum) x 10' 10" (maximum including chimney breast) (3.76m x 3.30m)

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

BEDROOM THREE

8' 3" x 6' 0" (2.51m x 1.83m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, panelled bath with mixer tap and hand held shower attachment and wall mounted electric shower above, pedestal wash hand basin, fully tiled walls, ceiling light point, obscure glazed window to rear elevation. Airing cupboard housing the wall mounted Glow Worm gas central heating boiler, hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property has a block paved driveway which provides off road parking as well as vehicular access to the: -

GARAGE

16' 6" x 8' 2" (5.03m x 2.49m)

Having up and over door, served by two light points, personnel door leading to the rear garden.

REAR GARDEN

The property benefits from an approximate south facing garden which comprises a section of block paving, and additional paved patio areas leading to the remainder, which is predominantly laid to lawn with mature flower and shrub borders. The garden is enclosed by a mixture of fencing and hedging and is served by an outside tap and lighting. The garden also houses a brick built garden store which is served by power.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

05012026/29767813/WRI



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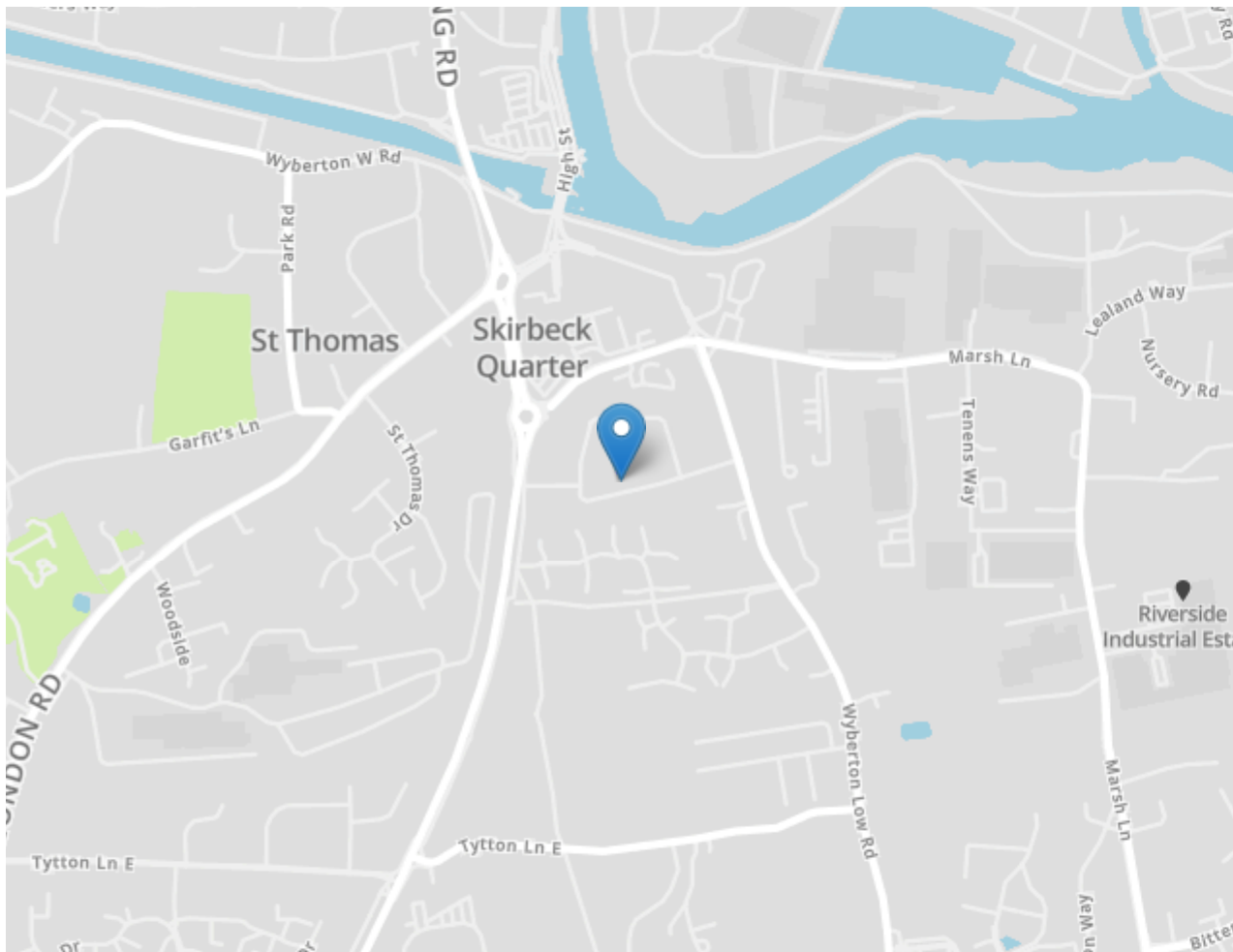
AGENT'S NOTES

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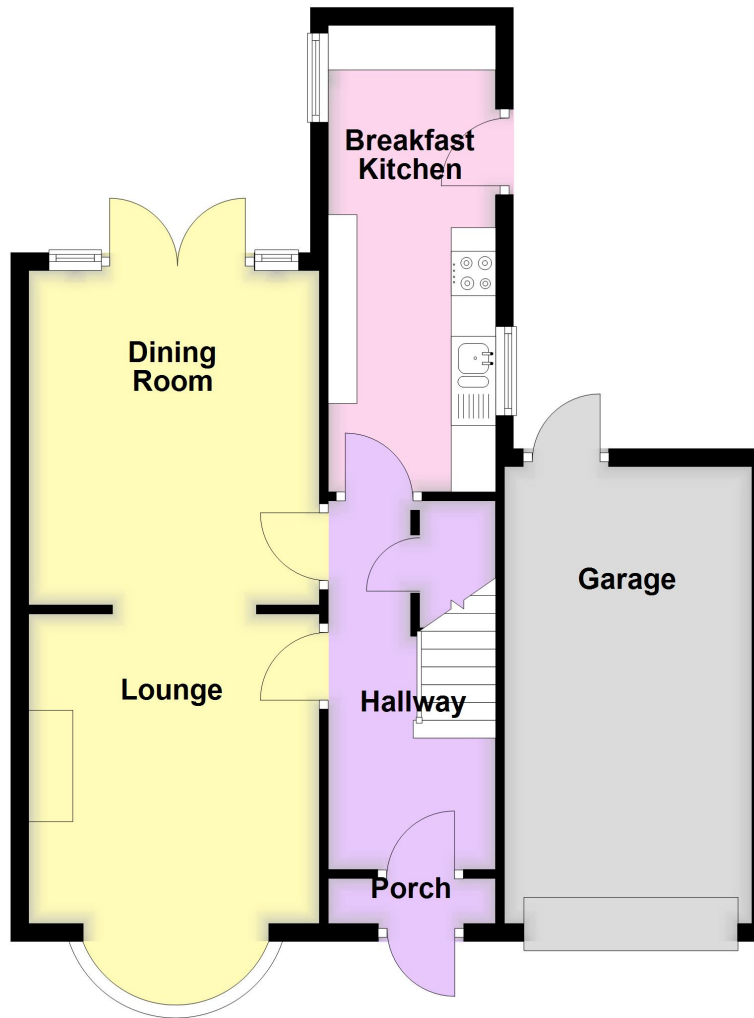
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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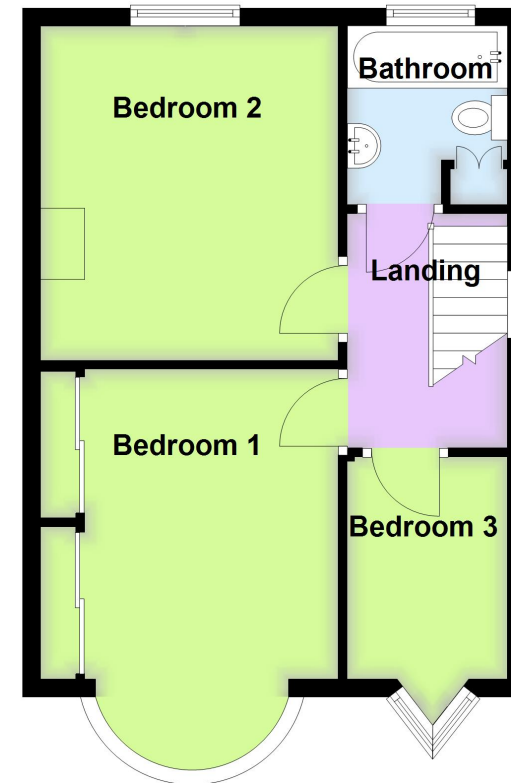
Ground Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	