



SHARMAN
BURGESS
Est 1996
FOR SALE
01205 361161

£169,950

10 Oak Crescent, Boston, Lincolnshire PE21 9EZ

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PE21 9EZ
£169,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door with obscure glazed window to side, ceiling light point, Built-in double cloak cupboard housing the gas meter and with hanging rails and shelving within.

L-SHAPED LOUNGE

18' 0" (maximum) x 13' 4" (maximum) (5.49m x 4.06m)

With window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV, fitted gas fireplace with display mantle above.

A three bedroomed semi detached property situated in a highly sought after residential location close to Boston Town Centre and its amenities. Accommodation comprises an entrance porch, lounge, inner hallway, dining room, ground floor cloakroom, and a kitchen. To the first floor, the property benefits from three double bedrooms and a family bathroom. Further benefits include gas central heating uPVC double glazing, single garage with fibreglass roof, good sized approximately westerly facing rear garden.



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INNER HALLWAY

With staircase leading off, wall mounted central heating thermostat, radiator, ceiling light point, built-in under stairs cupboard with wall mounted coat hooks, radiator and power point within.

GROUND FLOOR CLOAKROOM

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

DINING ROOM

8' 0" x 5' 8" (2.44m x 1.73m)

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

KITCHEN

11' 2" x 8' 8" (3.40m x 2.64m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for fridge freezer, space for electric cooker, plumbing for automatic washing machine, window to rear aspect, radiator, ceiling light point, rear entrance door.

FIRST FLOOR LANDING

With window to side aspect, access to roof space, ceiling light point.

BEDROOM ONE

13' 4" (maximum) x 8' 9" (maximum) (4.06m x 2.67m)

With window to front aspect, radiator, coved cornice, ceiling light point.



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BEDROOM TWO

11' 2" (maximum) x 8' 9" (maximum) (3.40m x 2.67m)

With window to rear aspect, radiator, ceiling light point, built-in cupboard.

BEDROOM THREE

10' 4" (maximum) x 8' 8" (maximum) (3.15m x 2.64m)

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

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above, tiled splashbacks, obscure glazed window to rear aspect, coved cornice, ceiling light point, radiator, boiler cupboard housing the Ideal combination gas central heating boiler and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to the garage. There is a lawned front garden.

GARAGE

8' 7" x 17' 2" (2.62m x 5.23m)

With up and over door, fibreglass roof, served by power and lighting.

REAR GARDEN

Enjoying an approximately westerly facing aspect and comprising a paved patio seating area, central lawned section with block paved pathway leading toward the rear, flower and shrub borders and vegetable patch with composting area. The garden houses a timber shed, is fully enclosed by a mixture of wall fencing and is served by outside lighting.

SERVICES

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

REFERENCE

10072024/27934149/MAR



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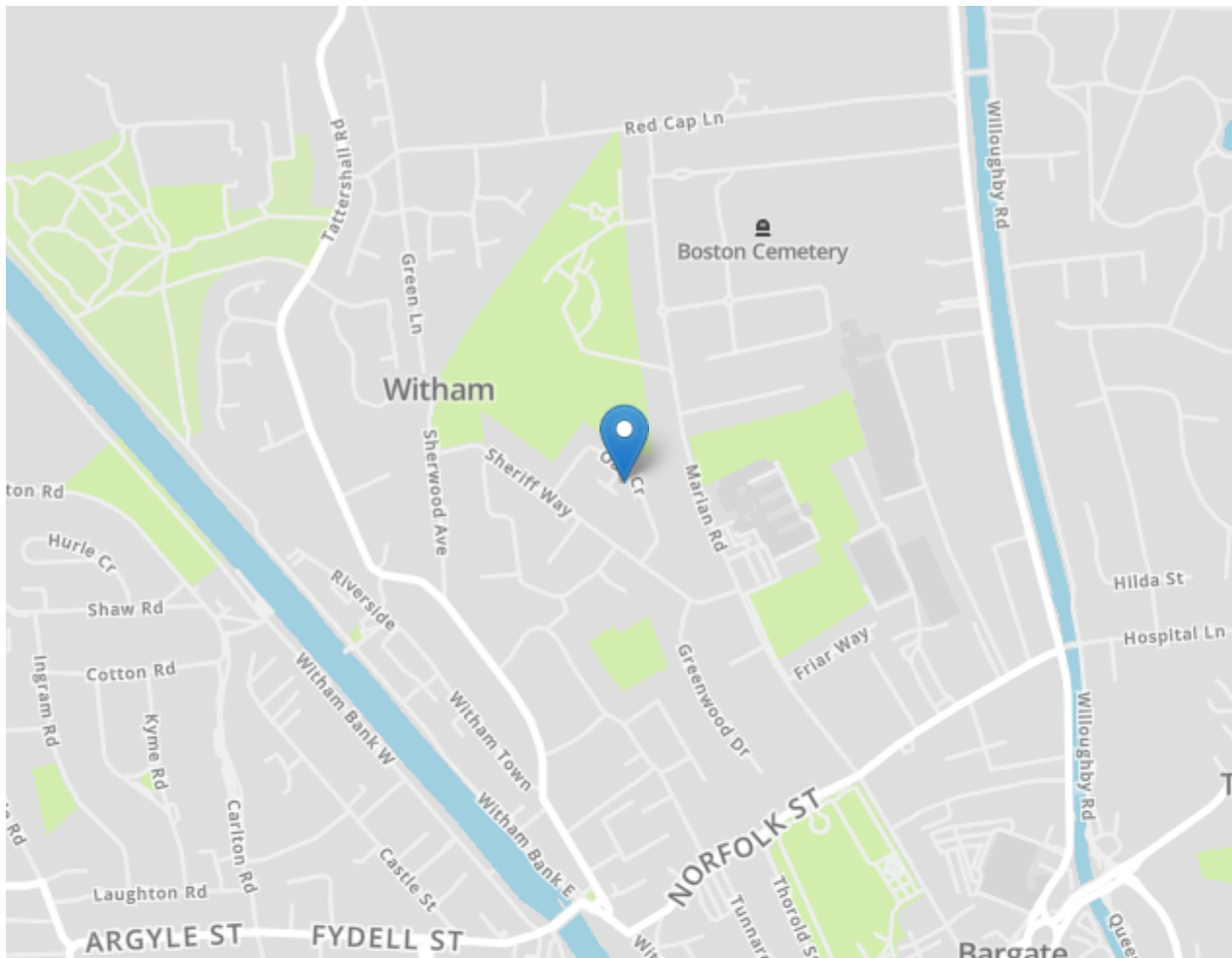
AGENT'S NOTES

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.

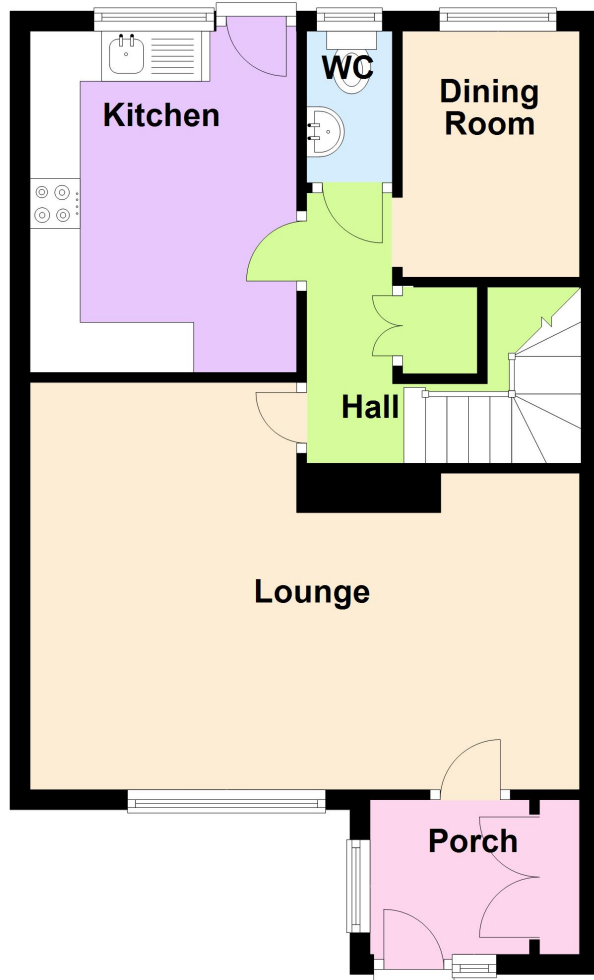
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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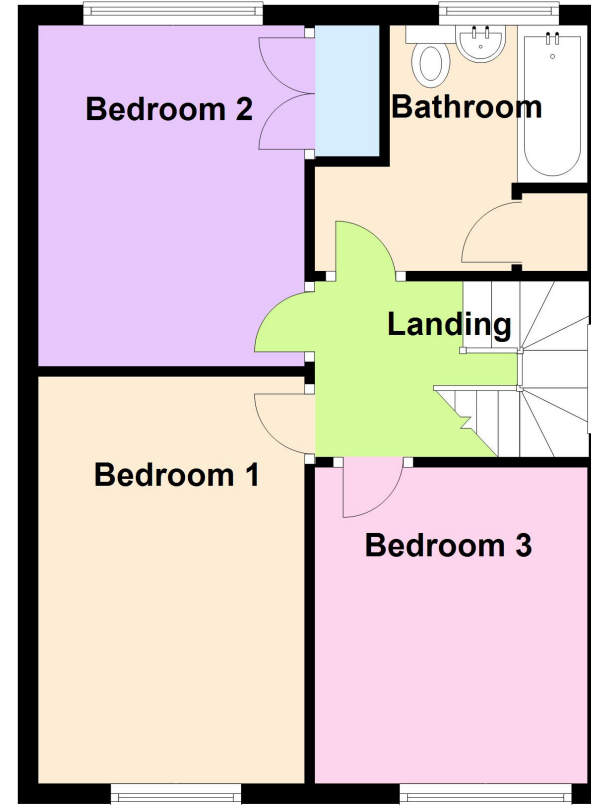
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 86.5 sq. metres (931.0 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	68	
(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	