



£184,950

33 Lindis Road, Boston, Lincolnshire PE21 9RT

SHARMAN BURGESS

**33 Lindis Road, Boston, Lincolnshire
PE21 9RT
£184,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, under stairs storage cupboard, radiator, ceiling light point, telephone point, window to side aspect.

LOUNGE

12' 8" (maximum measurement) x 12' 8" (maximum measurement) (3.86m x 3.86m)

Having window to front aspect, radiator, ceiling light point, wall mounted gas fire, open plan through to:-

A four bedroomed semi detached property having been greatly extended to the ground floor rear. The accommodation comprises an entrance hall, lounge, dining room, kitchen, rear entrance hall, study, ground floor WC and a ground floor double bedroom. The three further bedrooms are arranged off the first floor landing together with the family bathroom. Further benefits include a garage, driveway, front and rear gardens and gas central heating.



SHARMAN BURGESS



DINING ROOM

10' 0" x 9' 6" (3.05m x 2.90m)

Having ceiling light point, radiator, window through to Study, serving hatch through to kitchen.

KITCHEN

10' 0" x 8' 5" (3.05m x 2.57m)

Having counter tops with one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units, and matching eye level wall units, plumbing for automatic washing machine, plumbing for dishwasher, space for cooker, window to side aspect, ceiling mounted strip light.

REAR ENTRANCE HALL

With two ceiling light points, wall mounted storage cupboard, space for fridge or freezer, door leading to garden, window, radiator, personnel door to garage.

STUDY

9' 9" x 6' 10" (2.97m x 2.08m)

Having window to rear aspect, radiator, ceiling light point, wall mounted built-in storage cupboards.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a WC, wash hand basin with tiled splashbacks, ceiling light point, extractor fan.

GROUND FLOOR BEDROOM FOUR/SITTING ROOM

15' 3" x 10' 1" (4.65m x 3.07m)

Currently functioning as a bedroom, however, this room offers a wide variety of potential uses. Having window overlooking the garden, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, ceiling light point, boiler cupboard housing the Viessmann gas combination central heating boiler.

BEDROOM ONE

11' 6" (maximum measurement) x 10' 10" (maximum measurement) (3.51m x 3.30m)
Having window to front aspect, radiator, ceiling light point.

BEDROOM TWO

12' 6" (maximum measurement into entrance area) x 10' 10" (3.81m x 3.30m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

8' 4" (maximum measurement) x 8' 3" (maximum measurement including stair bulkhead) (2.54m x 2.51m)
Having window to front aspect, radiator, ceiling light point, over stair bulkhead built-in wardrobe with hanging rails within and overhead storage locker.

BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin with mixer tap, panelled bath with wall mounted mains fed shower, obscure glazed window to rear aspect, ceiling light point, extractor fan, radiator, further window to side aspect.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. There is hedging to the front boundary and a lawned front garden. The rear garden enjoys an approximate westerly facing aspect, is fully enclosed by fencing and benefits from sections of lawn with plant and shrub borders. Within the garden is a timber shed which is to be included within the sale.

GARAGE

16' 7" x 7' 0" (5.05m x 2.13m)
Having door to front aspect, served by power and lighting.

AGENTS NOTE

Prospective purchasers should be aware that the property is of steel framed construction and should enquire with their mortgage lender as to whether it meets their specific lending criteria prior to purchase.

SERVICES

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

REFERENCE

26446775/28072023/MAL



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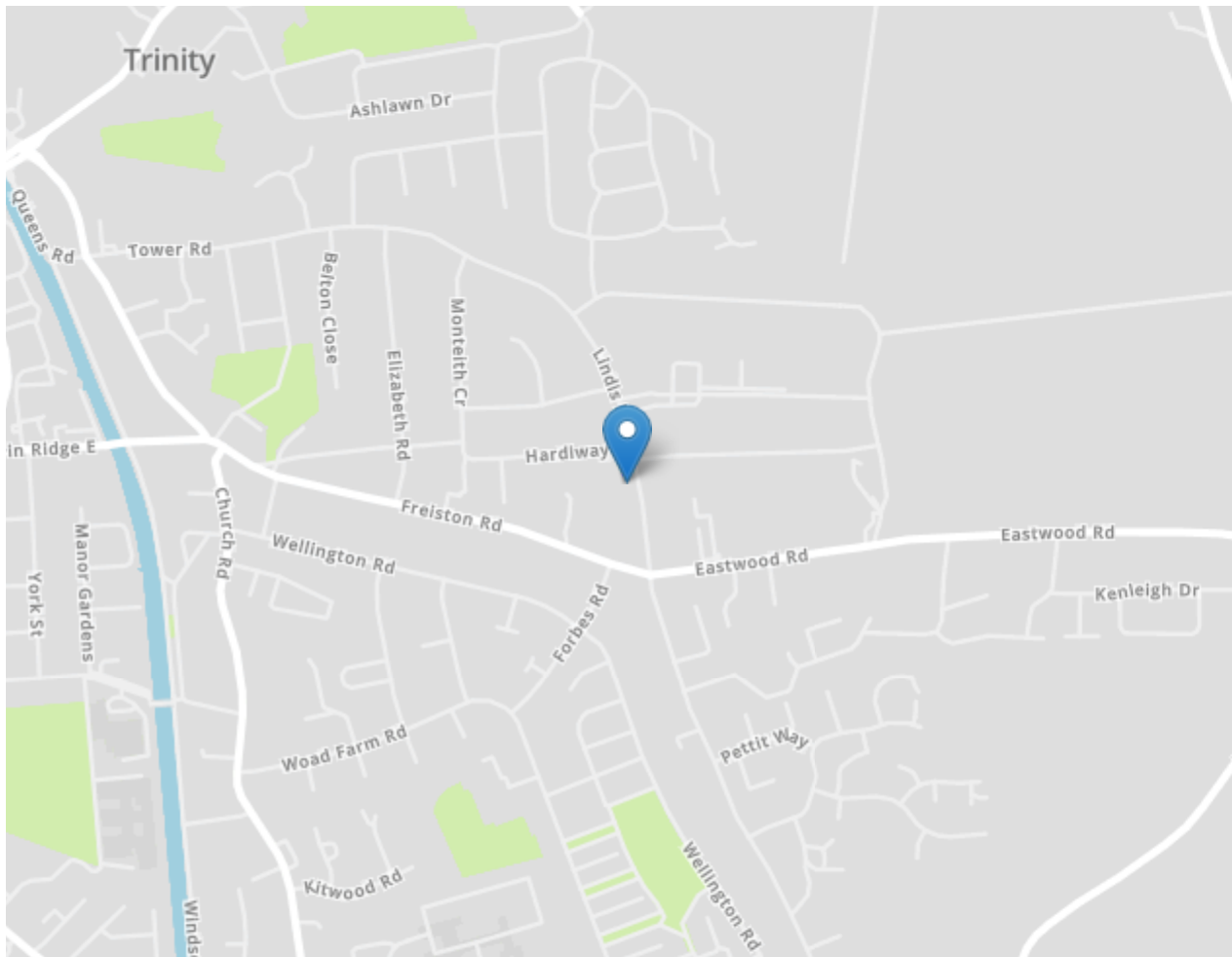
AGENT'S NOTES

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.

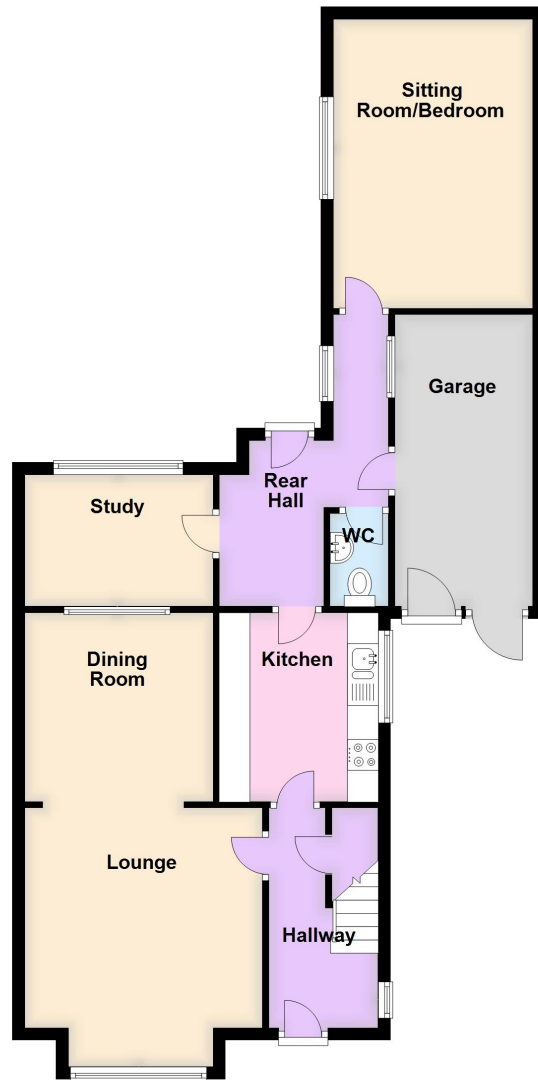
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

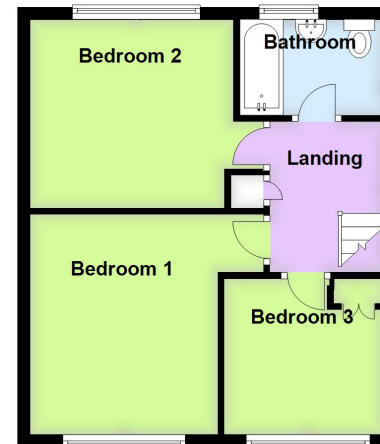


SHARMAN BURGESS

Ground Floor
Approx. 81.9 sq. metres (881.4 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 120.3 sq. metres (1295.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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	