



£155,000

79 Horncastle Road, Boston, Lincolnshire PE21 9HY

SHARMAN BURGESS

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PE21 9HY
£155,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having uPVC front entrance door, tiled flooring, further glazed door leading through to: -

ENTRANCE HALL

Having coved cornice, staircase leading off.

LOUNGE

14' 2" (maximum into bay window) x 11' 6" (4.32m x 3.51m)
Having coved cornice, ceiling light point with ornamental ceiling rose, double glazed bay window to front elevation, TV aerial point, open fireplace with tiled hearth, wall light points, radiator.



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DINING ROOM

11' 5" x 11' 11" (3.48m x 3.63m)

Having double glazed window to rear elevation, picture shelving, radiator, understairs storage cupboard, wood laminate flooring, door to: -

KITCHEN

13' 3" x 8' 5" (4.04m x 2.57m)

Having a modern fitted kitchen comprising wall and base level storage units, areas of work surfaces, inset composite sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for dishwasher, space for cooker, extractor fan, space for fridge freezer, tiled flooring, radiator, double glazed window to side elevation, door to: -

UTILITY ROOM/RECEPTION ROOM

12' 4" (maximum) x 8' 5" (maximum) (3.76m x 2.57m)

Having wood laminate flooring, dual aspect double glazed windows, radiator, uPVC glazed side entrance door.

FIRST FLOOR LANDING

With access to roof space

BEDROOM ONE

11' 11" x 14' 11" (maximum) (3.63m x 4.55m)

Having two double glazed windows to front elevation, radiator, telephone point.

BEDROOM TWO

11' 11" x 9' 11" (maximum) (3.63m x 3.02m)

Having double glazed window to rear elevation, upright wall panel radiator, coved cornice, TV aerial point.



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BATHROOM

12' 1" x 8' 6" (maximum) (3.68m x 2.59m)

Being fitted with a modern four piece suite comprising panelled bath with mixer tap, low level WC, wash hand basin inset to vanity unit, tiled splashbacks, double shower cubicle with mains fed rain fall shower and hand held shower attachment within, extractor fan, double glazed window to rear elevation, radiator, airing cupboard housing the central heating boiler and slatted linen shelving within.

EXTERIOR

To the front, the property benefits from a dropped kerb leading to a gravelled driveway providing off road parking, enjoying views over the Maud Foster watercourse.

REAR GARDEN

Initially comprising a courtyard style garden, with gated access leading to a lawned garden benefitting from a paved patio seating area to the rear and timber garden shed. The garden is fully enclosed by timber fencing. Further gate with right of way access over the neighbouring garden.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

23092025/29549483/EDW



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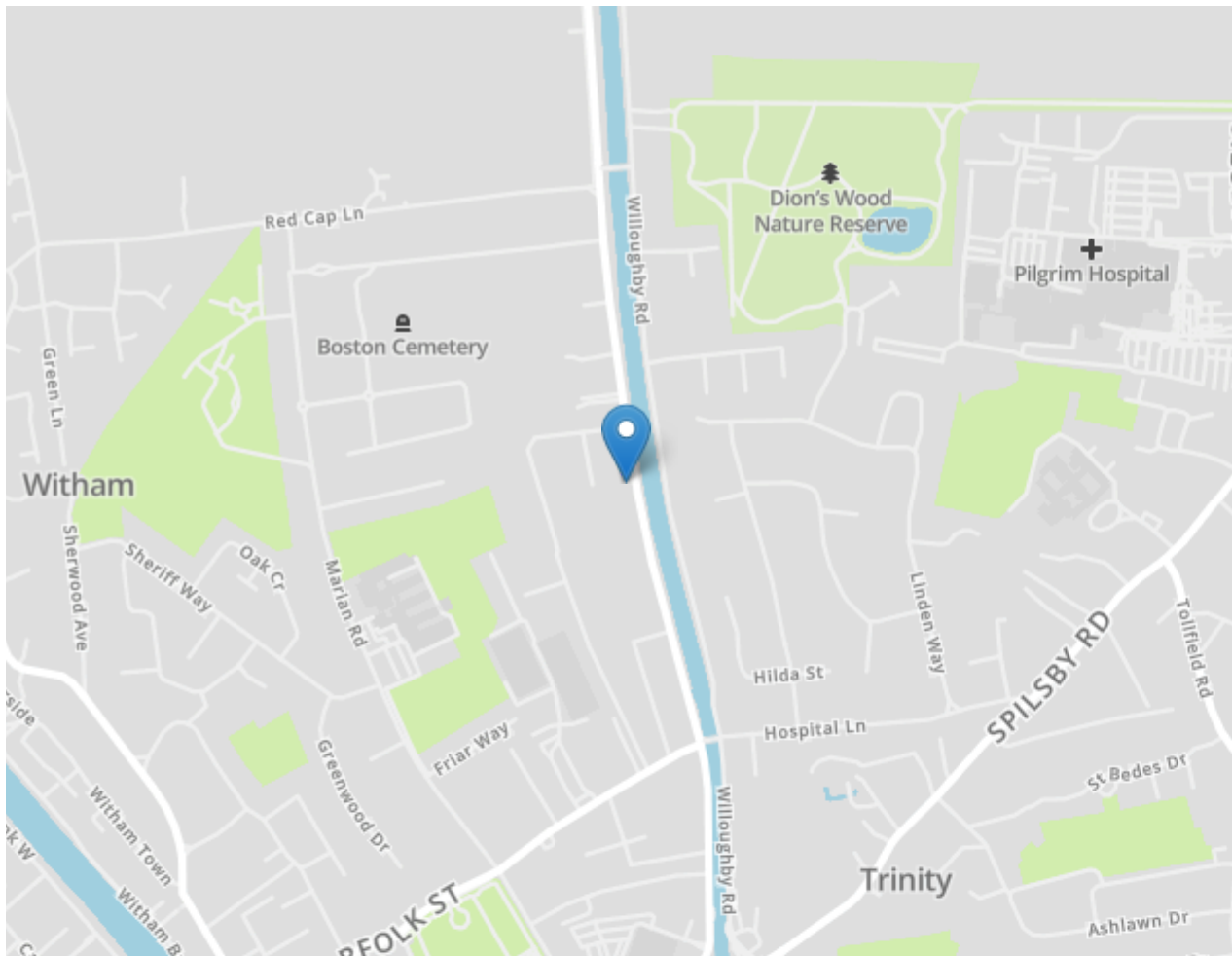
AGENT'S NOTES

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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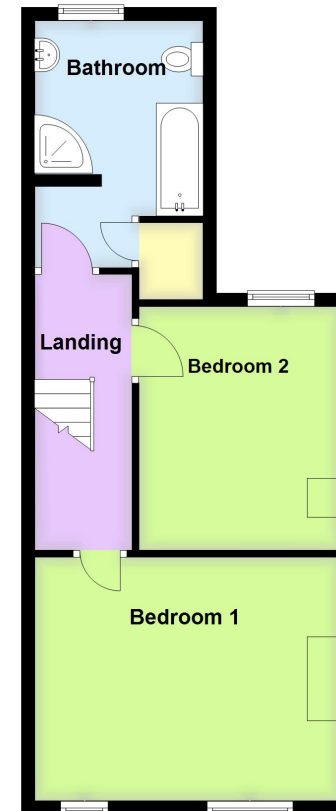
Ground Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC