



**£169,950**

94 Elizabeth Road, Boston, Lincolnshire PE21 9AS

**SHARMAN BURGESS**

**94 Elizabeth Road, Boston, Lincolnshire**  
**PE21 9AS**  
**£169,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, wall mounted digital central heating timer, ceiling light point, window to front aspect, radiator.

**GROUND FLOOR CLOAKROOM**

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

A substantial, semi-detached property benefitting from a good sized driveway and approximate westerly facing rear garden. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, large kitchen diner which extends along the rear of the property. To the first floor are three bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazing and off road parking. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### LOUNGE

12' 7" (maximum into bay window) x 12' 0" (maximum including chimney breast) (3.84m x 3.66m)

Having feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point.

### KITCHEN DINER

24' 8" (maximum including chimney breast) x 9' 9" (maximum) (7.52m x 2.97m)

The kitchen area comprises roll edge work surfaces, stainless steel inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, integrated oven and grill and four ring electric hob, plumbing for automatic washing machine, return work surface providing breakfast bar, dual aspect windows, obscure glazed side entrance, coved cornice, ceiling recessed lighting, radiator. Built-in boiler cupboard housing the wall mounted gas central heating boiler with obscure glazed window and wall mounted coat hooks within. The dining area benefits from French doors leading to the rear garden, radiator, coved cornice, ceiling light point.

### FIRST FLOOR LANDING

Having ceiling light point, radiator, access to roof space, window to front aspect, built-in storage cupboard with light point within.

### BEDROOM ONE

12' 6" (maximum) x 10' 9" (maximum) (3.81m x 3.28m)

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



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM TWO**

12' 6" (maximum) x 9' 10" (maximum) (3.81m x 3.00m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM THREE**

8' 8" (maximum) x 9' 9" (maximum) (2.64m x 2.97m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

### **BATHROOM**

Being fitted with a three piece suite comprising pedestal wash hand basin, push button WC, panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, fully tiled walls, coved cornice, extractor fan, ceiling recessed lighting, obscure glazed window, radiator.

### **EXTERIOR**

To the front, the property has a dropped kerb leading to a gravelled driveway providing off road parking. There is a lawned front garden and privet hedge to the front boundary, with wrought iron gate leading to paved access to the front entrance door. A side gate leads to the rear garden, which is predominantly laid to lawn and enjoys a pleasant, approximately westerly facing aspect. The garden is enclosed to the majority by a mixture of fencing and hedging and is served by an outside tap and lighting.

### **SERVICES**

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

### **REFERENCE**

22032024/25424826/CRE



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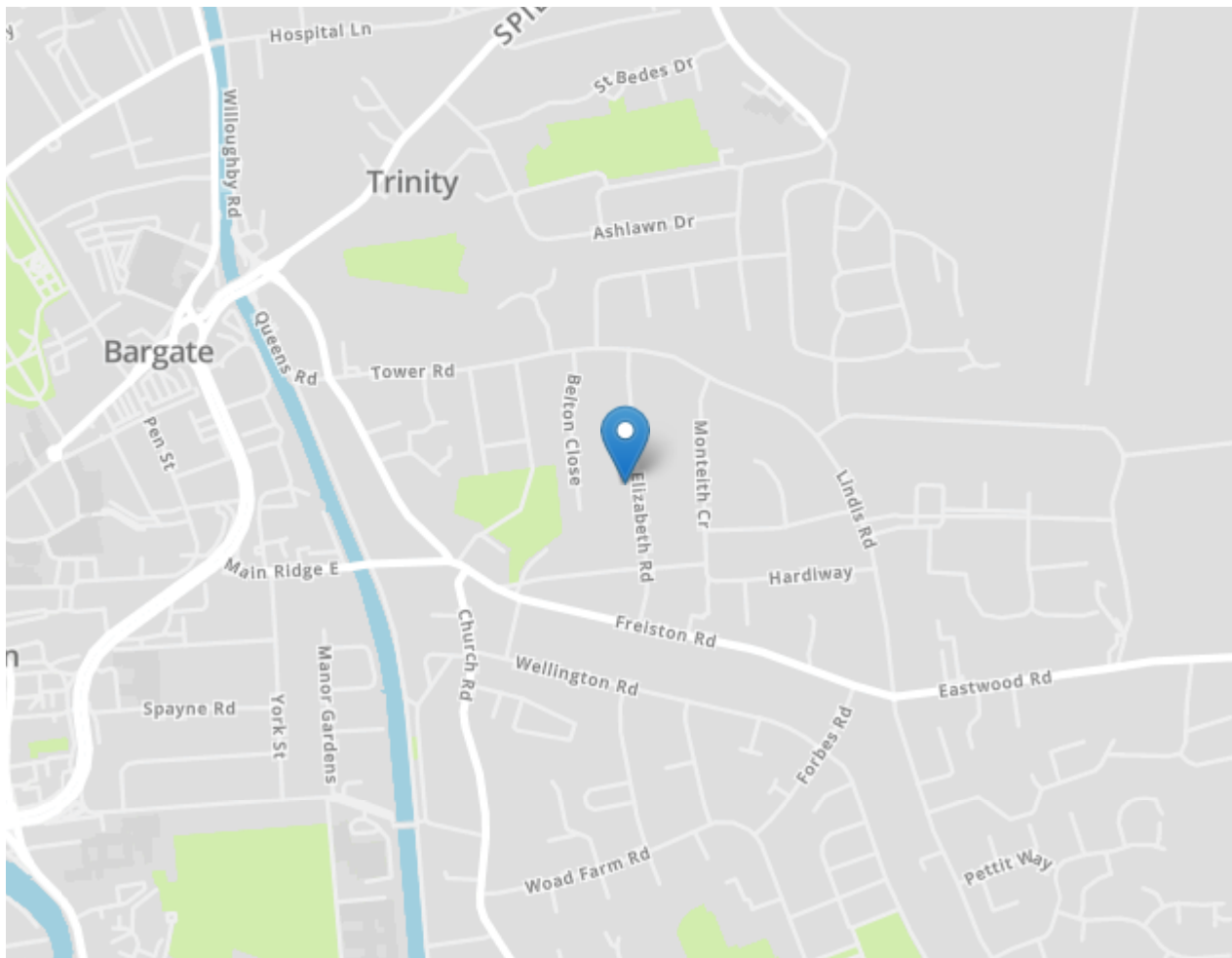
## AGENT'S NOTES

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.

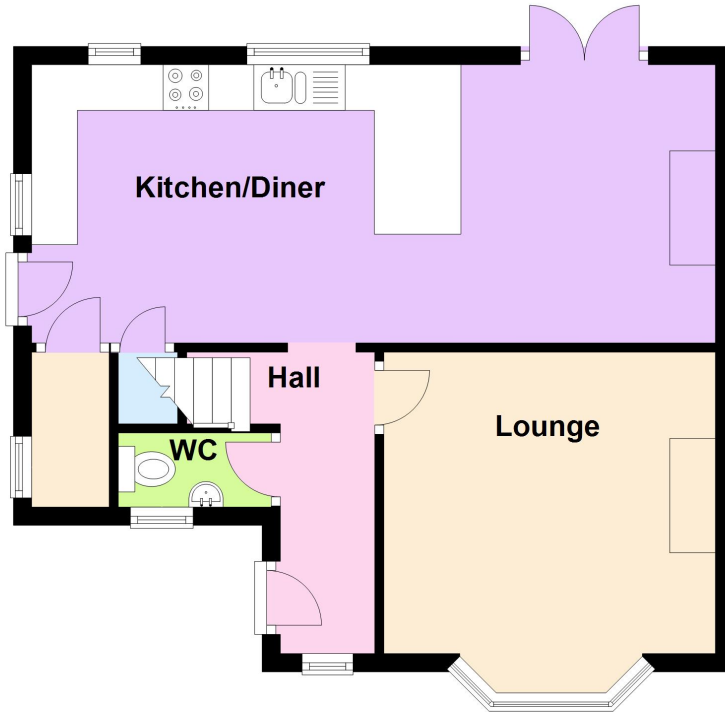
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

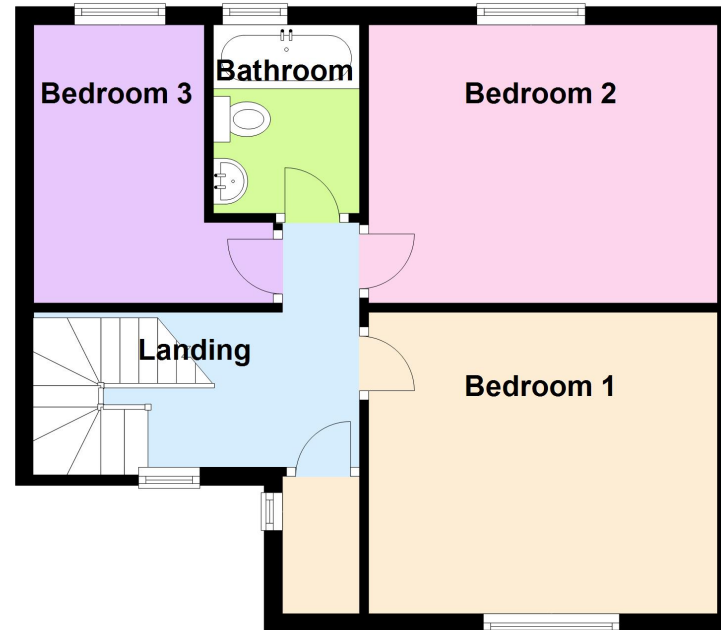
### Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



### First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 88.1 sq. metres (948.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	