



£165,000

12 Kings Crescent, Boston, Lincolnshire PE21 0AP

SHARMAN BURGESS

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PE21 0AP
£165,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having front entrance door, further obscure glazed door through to: -

ENTRANCE HALL

Having staircase rising to first floor, radiator, ceiling light point, window to side elevation, telephone point.

LOUNGE

13' 9" x 11' 11" (4.19m x 3.63m)

Having window to front elevation, radiator, ceiling light point, living flame coal effect gas fireplace with fitted hearth and surround. Sliding obscure glazed doors through to: -

A semi-detached property situated on a 'No Through' road in a quiet residential location, built by the locally renowned and high quality builder Fred Peck. This treasured family home has been owned from new, by the same family for over 70 years (circa 1954). The property is in need of some modernisation and improvement and is offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance porch, entrance hall, lounge, separate dining room, kitchen, 3 good sized bedrooms to the first floor, family bathroom and separate WC. Further benefits include a driveway providing parking, gas central heating and approximate south facing rear garden.



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DINING ROOM

10' 11" x 9' 4" (3.33m x 2.84m)

Having French doors leading to the garden, radiator, ceiling light point, door to: -

KITCHEN

10' 7" (maximum into recess) x 10' 10" (3.23m x 3.30m)

Having counter tops with base level storage units, further fitted storage units, stainless steel sink and double drainer, plumbing for washing machine, space for gas cooker, space for twin height fridge freezer, floor mounted gas central heating boiler, window to rear elevation, ceiling light point, pantry with shelving within, under stairs storage cupboard housing the gas and electric meters and electric fuse box.

SIDE ENTRANCE LOBBY

With glazed entrance door.

FIRST FLOOR LANDING

Having ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13' 3" x 11' 10" (4.04m x 3.61m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM TWO

13' 4" x 9' 9" (maximum) 4.06m x 2.97m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within, built-in high level storage cupboard.



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BEDROOM THREE

8' 11" (maximum) x 9' 1" (maximum) (2.72m x 2.77m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe with hanging rail and shelving within.

BATHROOM

Being fitted with a two piece suite comprising bath with wall mounted electric shower above and fitted shower screen, wash hand basin, radiator, ceiling light point, access to loft space, window to rear elevation, fully tiled walls.

SEPARATE WC

Having WC, obscure glazed window to side elevation, ceiling light point, radiator.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. The garden is laid to low maintenance gravel and has a low level wall to the front boundary. To the side of the property is an additional covered hardstanding area which may be suitable for dry storage of bicycles, bins, etc. Gated access leads to the:-

REAR GARDEN

Enjoying an approximate southerly facing aspect and initially comprising a paved patio seating area, leading to the remainder which is predominantly laid to lawn. A pathway leads towards the rear section, which is laid to gravelled borders with separate paved sections and areas of hardstanding. The garden benefits from mature beds and borders containing plants and shrubs and is enclosed by a mixture of fencing and hedging. The garden also houses two adjoining stores.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

14052025/29028010/FOR



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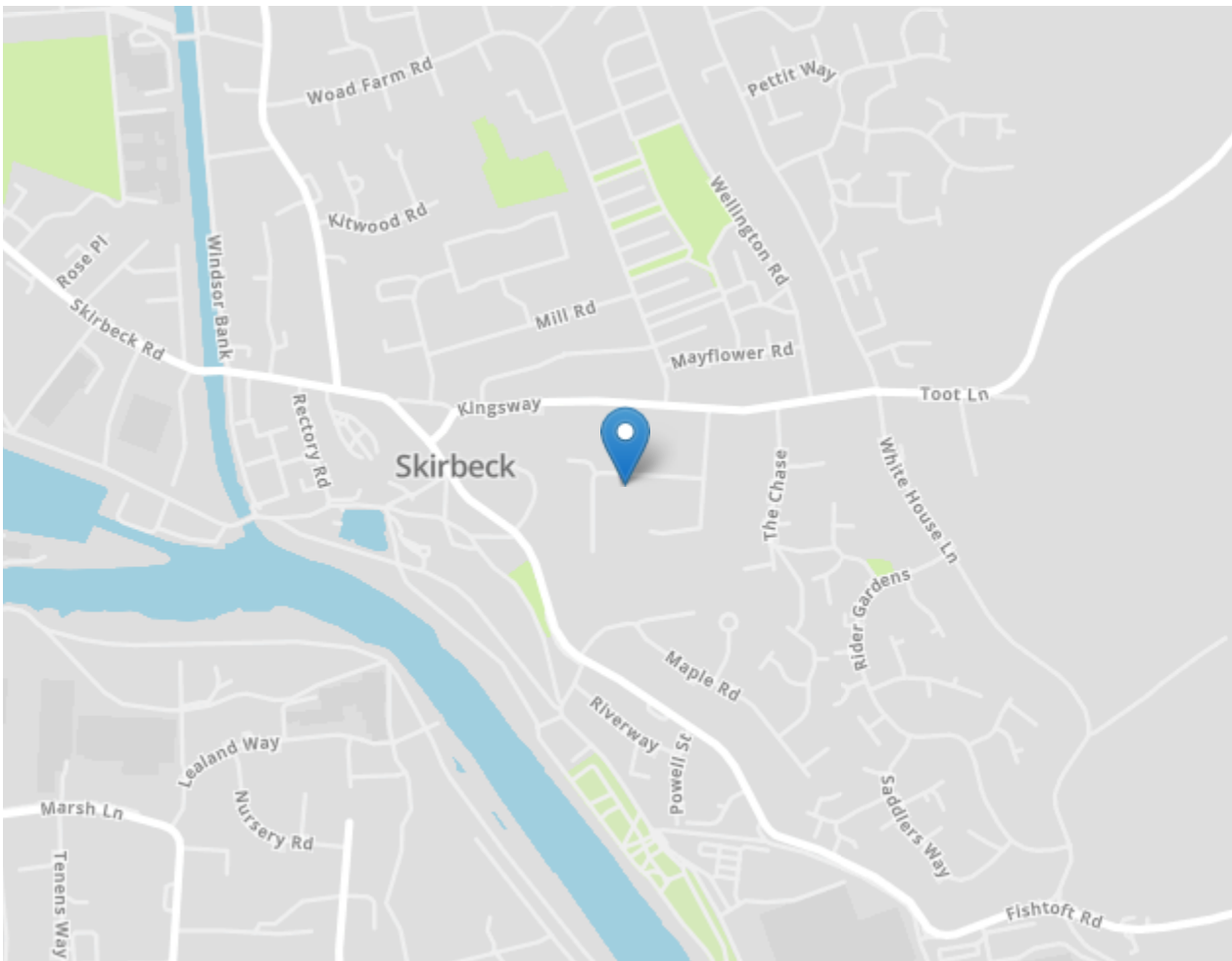
AGENT'S NOTES

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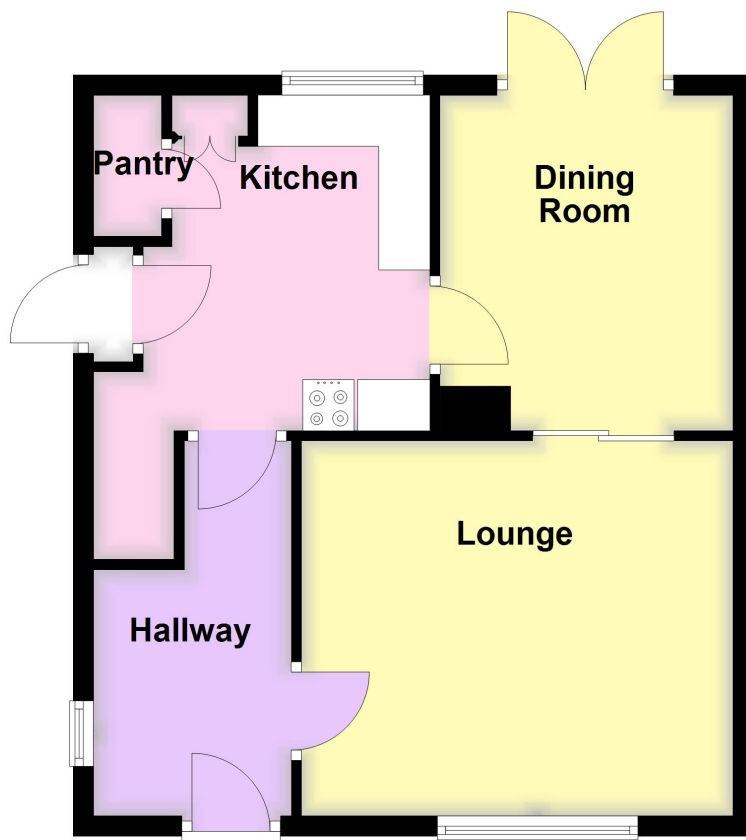
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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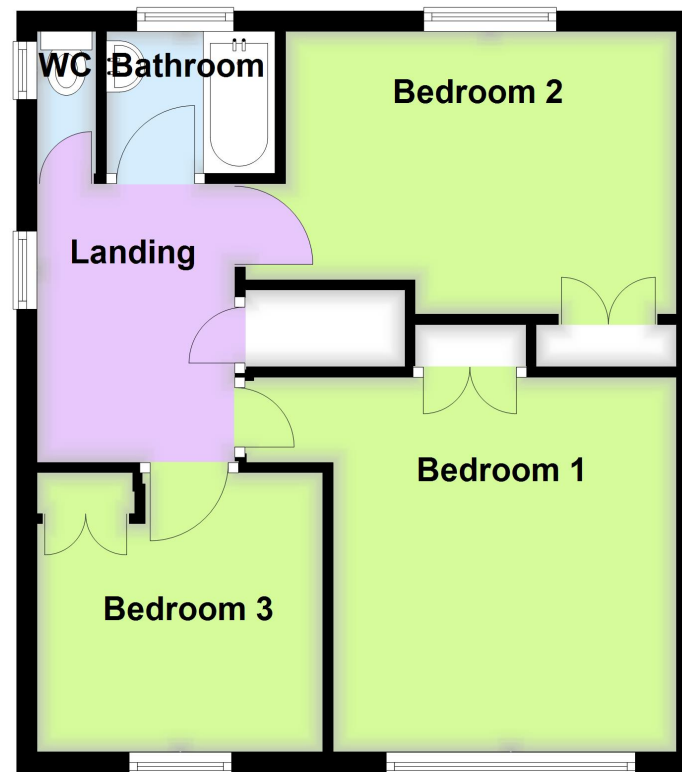
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 sq. feet)

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