



£179,950

43 Mill Road, Boston, Lincolnshire PE21 0HF

SHARMAN BURGESS

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PE21 0HF
£179,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having composite front entrance door, radiator, double glazed window to front elevation, staircase leading off, coved cornice, doors to lounge diner, kitchen and:-

CLOAKROOM

Being fitted with a modern suite comprising a low level WC with wash hand basin fitted to cistern, splash boarding, double glazed window to front elevation.

An extremely well presented terraced house situated close to amenities and IDEAL FOR FIRST TIME BUYERS. Accommodation comprises an entrance hall, 23ft lounge diner, modern refitted kitchen, ground floor cloakroom, entrance lobby, three double bedrooms to the first floor, bathroom and separate WC. Further benefits include gas central heating, solar panels and a good sized enclosed rear garden.



SHARMAN BURGESS



KITCHEN

10' 4" x 13' 10" (3.15m x 4.22m)

A modern kitchen being fitted with a wide range of wall and base level units, areas of work surface, inset composite single bowl sink and drainer with mixer tap, integrated electric induction hob with extractor fan above, integrated double oven, integrated slimline dishwasher, integrated washing machine, integrated fridge freezer, breakfast bar, tumble dryer (to be included in the sale), ceiling recessed spotlights, floor to ceiling panelled radiator, uPVC rear entrance door, double glazed window to rear elevation, door to: -

ENTRANCE LOBBY

Having radiator, cloak cupboard providing storage, door to: -

INTERNAL STORE

With composite door to front elevation.

LOUNGE DINER

23' 6" (maximum into bay window) x 11' 11" (7.16m x 3.63m)

Having double glazed bay window to front elevation, floor to ceiling cast iron design radiator, coved cornice, electric multi fuel style fire with wooden mantle, archway to dining area comprising TV aerial point, double glazed patio door leading to the rear garden, floor to ceiling cast iron design radiator and coved cornice.

FIRST FLOOR LANDING

Having double glazed window to front elevation, radiator, coved cornice.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 0" x 10' 4" (3.35m x 3.15m)

Having double glazed window to front elevation, radiator, coved cornice, fitted wardrobes to one wall, matching dressing table and side table (both to be included in the sale), TV aerial point.

BEDROOM TWO

10' 0" x 12' 6" (3.05m x 3.81m)

Having double glazed window to rear aspect, radiator, coved cornice.

BEDROOM THREE

10' 5" x 10' 2" (maximum including door recess) (3.17m x 3.10m)

Having double glazed window to rear elevation, radiator, coved cornice.

BATHROOM

Being fitted with a modern three piece suite comprising stand alone roll top bath with telephone style mixer tap, walk-in shower cubicle with splash boarding and mains fed rainfall shower with hand held shower attachment within, pedestal wash hand basin, splash boarding to all walls, tiled floor, ceiling recessed spotlight, extractor fan, floor to ceiling panelled radiator, double glazed window to rear elevation.

FIRST FLOOR CLOAKROOM

Having low level WC, wall mounted wash hand basin, tiled floor, fully tiled walls, double glazed window to side elevation.

EXTERIOR

To the front, the property benefits from a shaped lawn which is fully enclosed by low level fencing. A pedestrian hand gate and pathway lead to the front entrance door.

The property benefits from a good sized rear garden which comprises a large paved patio seating area, gravelled areas and a shaped lawn. A pathway leads to gated access to the rear. The garden is fully enclosed by timber fencing and houses a timber garden shed.

SERVICES

Mains gas, electricity, water and drainage are connected. The property is served by 18 roof mounted solar panels which were fitted in 2012. The panels are leased under a 25 year tariff which ends in 2037 and will then become the property of the residing owner.

REFERENCE

11022026/29933533/MYA



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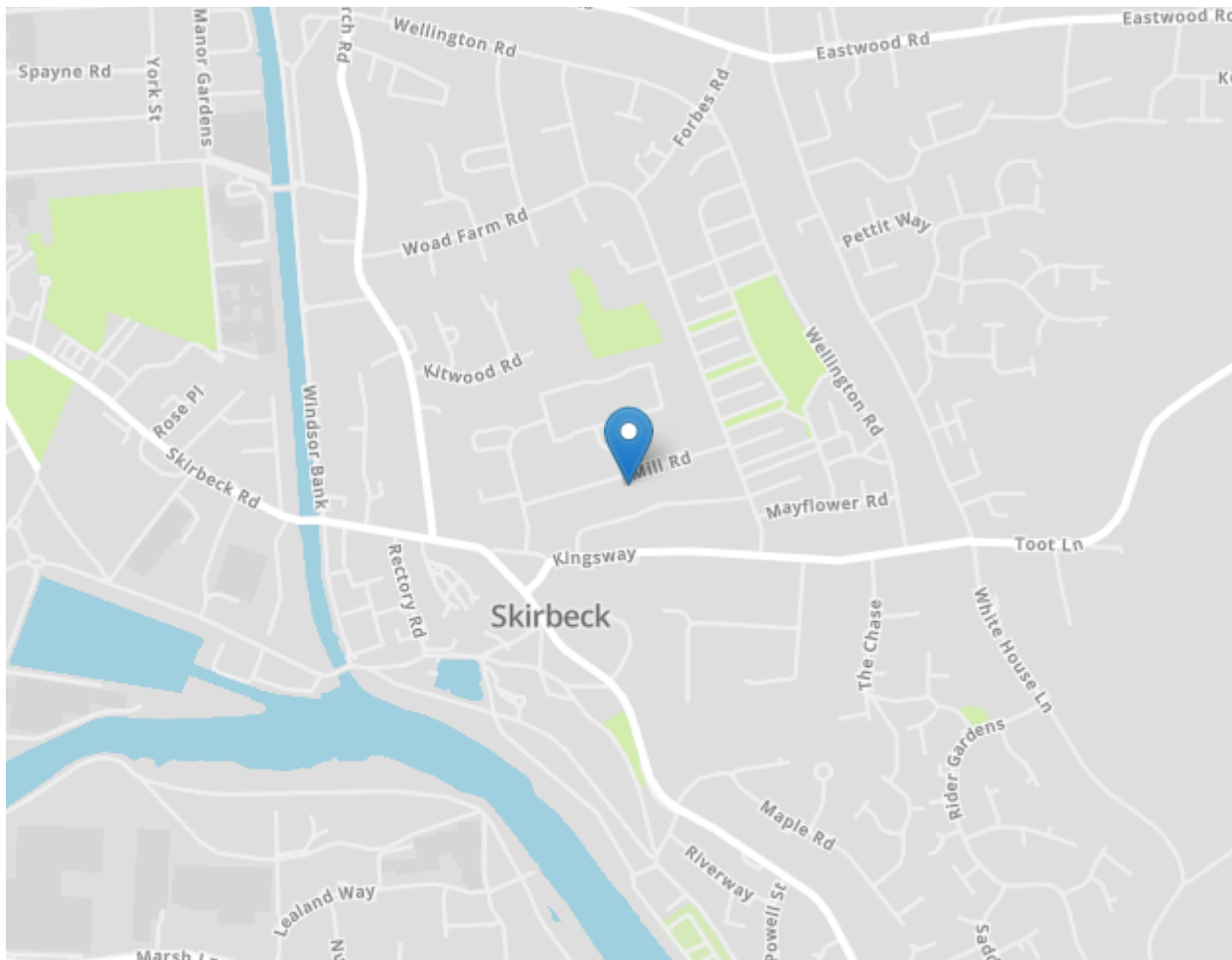
AGENT'S NOTES

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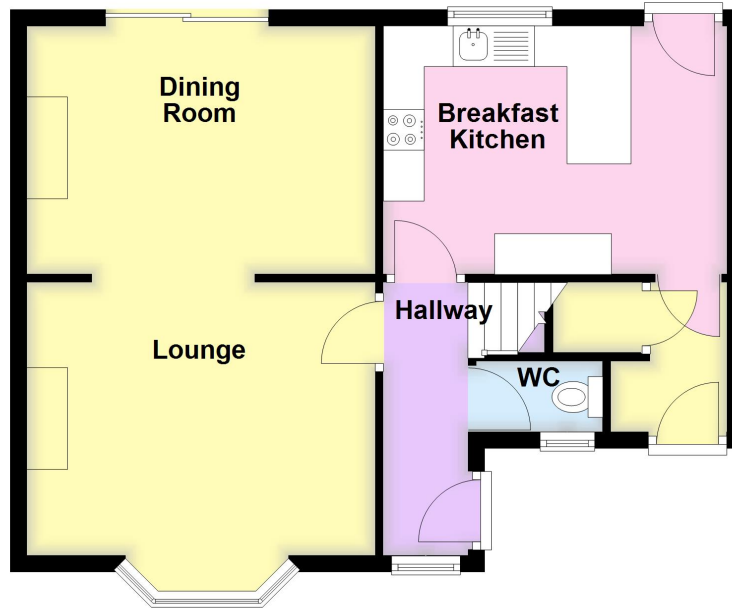
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



Total area: approx. 102.9 sq. metres (1107.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	