

**SHARMAN
BURGESS** Est 1996
FOR SALE
01205 361161



£215,000

125 Willoughby Road, Boston, Lincolnshire PE21 9HR

SHARMAN BURGESS

**125 Willoughby Road, Boston, Lincolnshire
PE21 9HR
£215,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point, under stairs storage cupboard.

LOUNGE

12' 1" (maximum including chimney breast) x 13' 10" (maximum into bay window) (3.68m x 4.22m)

Having feature bay window to front elevation, radiator, picture rail, ceiling light point, TV aerial point.



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KITCHEN DINER

18' 10" (maximum) x 11' 4" (maximum) (5.74m x 3.45m)

Having counter tops, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for electric cooker with illuminated stainless steel fume extractor above, dual aspect windows, radiator, two ceiling light points.

REAR ENTRANCE UTILITY

5' 7" x 6' 1" (1.70m x 1.85m)

Having obscure glazed entrance door, plumbing for automatic washing machine, space for twin height fridge freezer.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with tiled splashback, radiator, window to rear elevation, ceiling light point.

FIRST FLOOR LANDING

Having access to loft space, window to side elevation, ceiling light point.

BEDROOM ONE

12' 0" (maximum including chimney breast) x 11' 5" (3.66m x 3.48m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM TWO

11' 6" (maximum into recess) x 11' 4" (3.51m x 3.45m)

Having window to rear elevation, radiator, picture rail, ceiling light point, TV aerial point, built-in wardrobe with overhead storage locker.



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BEDROOM THREE

6' 5" x 6' 11" (1.96m x 2.11m)

Having window to front elevation, radiator, ceiling light point.

BATHROOM

6' 11" x 5' 10" (2.11m x 1.78m)

Having bath with wall mounted mains fed shower above with hand held shower attachment, wash hand basin with mixer tap and vanity unit beneath, push button WC, extended tiled splashbacks, tiled floor, window to rear elevation, heated towel rail, ceiling light point, extractor fan, built-in boiler cupboard housing the gas combination central heating boiler.

EXTERIOR

To the front, the property benefits from a good sized driveway which provides ample off road parking, hardstanding and turning space as well as vehicular access to the garage. There is a lawned front garden and the driveway is served by outside tap and lighting.

SINGLE GARAGE

Having up and over door, window to side elevation.

REAR GARDEN

Initially comprising a concrete hardstanding area, leading to the remainder which is predominantly laid to lawn. To the rear right hand corner is a raised decked seating area and the garden is fully enclosed by fencing and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

30012026/29906336/SPE



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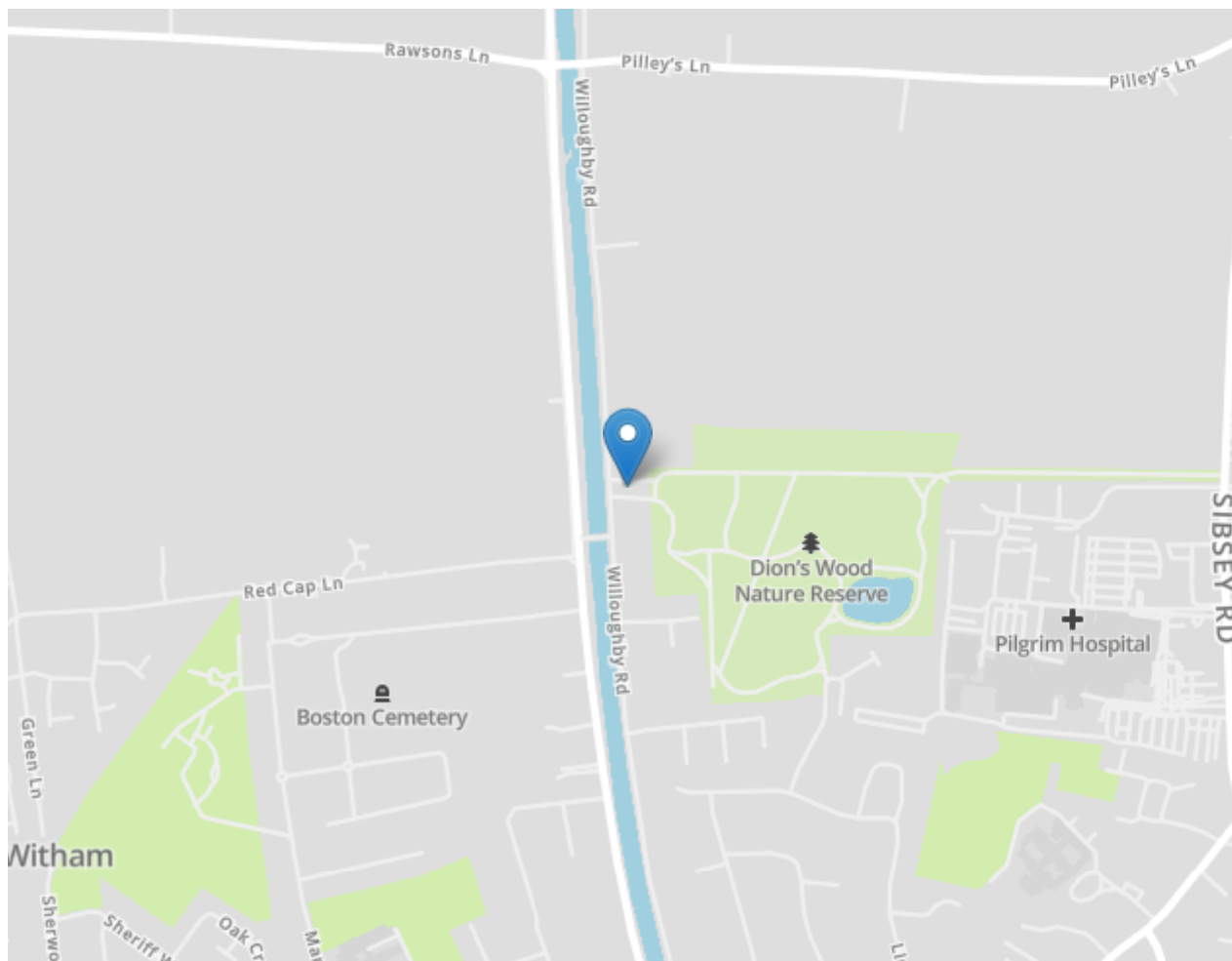
AGENT'S NOTES

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.

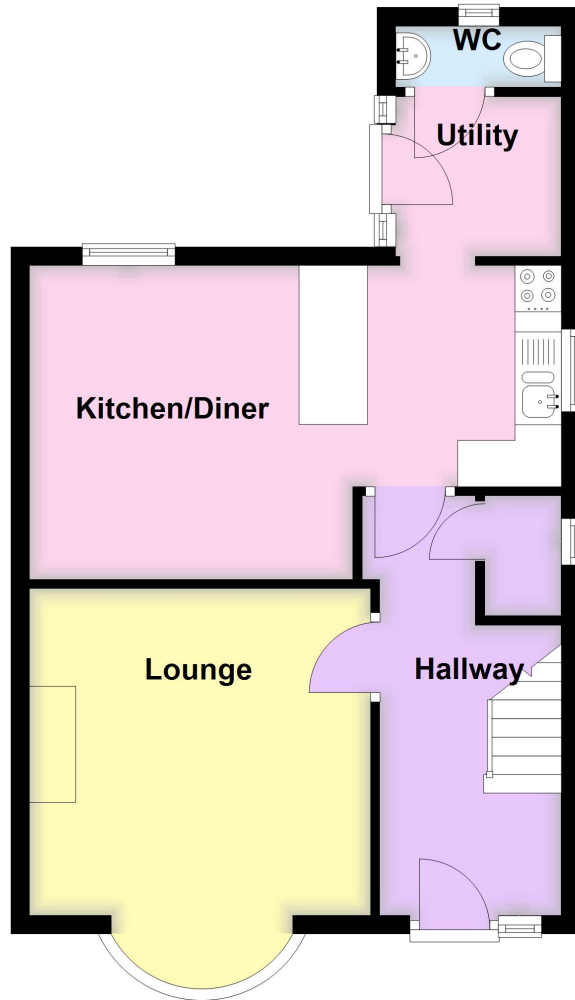
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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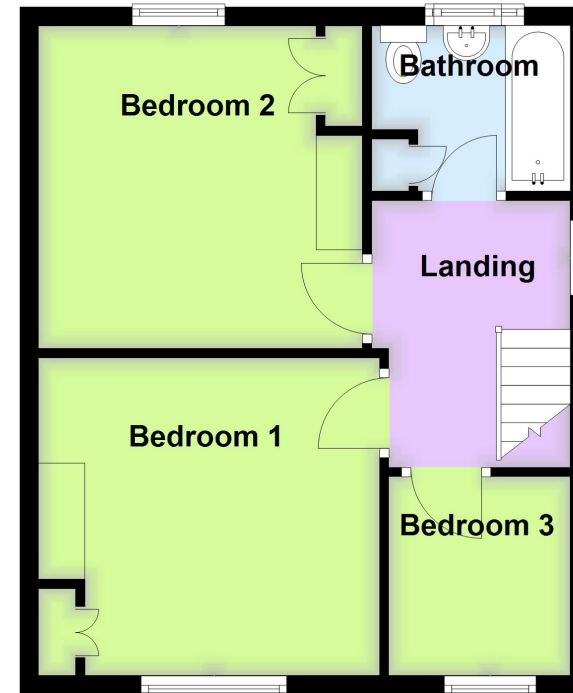
Ground Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 84.5 sq. metres (909.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	