



**£159,950**

16 Hawthorn Close, Boston, Lincolnshire PE21 0QJ

**SHARMAN BURGESS**

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**PE21 0QJ**  
**£159,950 Freehold**

An extremely well presented, modern semi-detached property benefitting from an approximately south facing garden to the rear. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, two bedrooms to the first floor and a family bathroom. Further benefits include gas central heating, uPVC double glazing, driveway and larger than average rear garden.

#### **ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, radiator, wall mounted electric fuse box, ceiling light point.

#### **LOUNGE**

15' 2" (maximum) x 10' 1" Maximum into recess) (4.62m x 3.07m)

Having window to front elevation, radiator, under stairs storage cupboard, ceiling light point, wall mounted digital central heating timer.



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### KITCHEN DINER

13' 6" x 7' 10" (4.11m x 2.39m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with fume extractor above, concealed Ideal gas central heating boiler, window to rear elevation, French doors leading to the rear garden, tiled floor, radiator, ceiling recessed lighting.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, tiled floor, extractor fan, ceiling light point, radiator.

### FIRST FLOOR LANDING

Having access to loft space, radiator, ceiling light point.

### BEDROOM ONE

10' 3" (taken to built-in wardrobes) x 10' 2" (3.12m x 3.10m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes fitted to the majority of one wall with hanging rails and shelving within.

### BEDROOM TWO

12' 10" (maximum into recess) x 7' 4" (3.91m x 2.24m)

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



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## BATHROOM

Being fitted with a three piece suite comprising a panelled bath, push button WC, pedestal wash hand basin, tiled splashbacks, obscure glazed window to rear elevation, extractor fan, ceiling light point, heated towel rail.

## EXTERIOR

The property has a lawned front garden and a gravelled driveway extends to the left hand side of the property which provides off road parking.

## REAR GARDEN

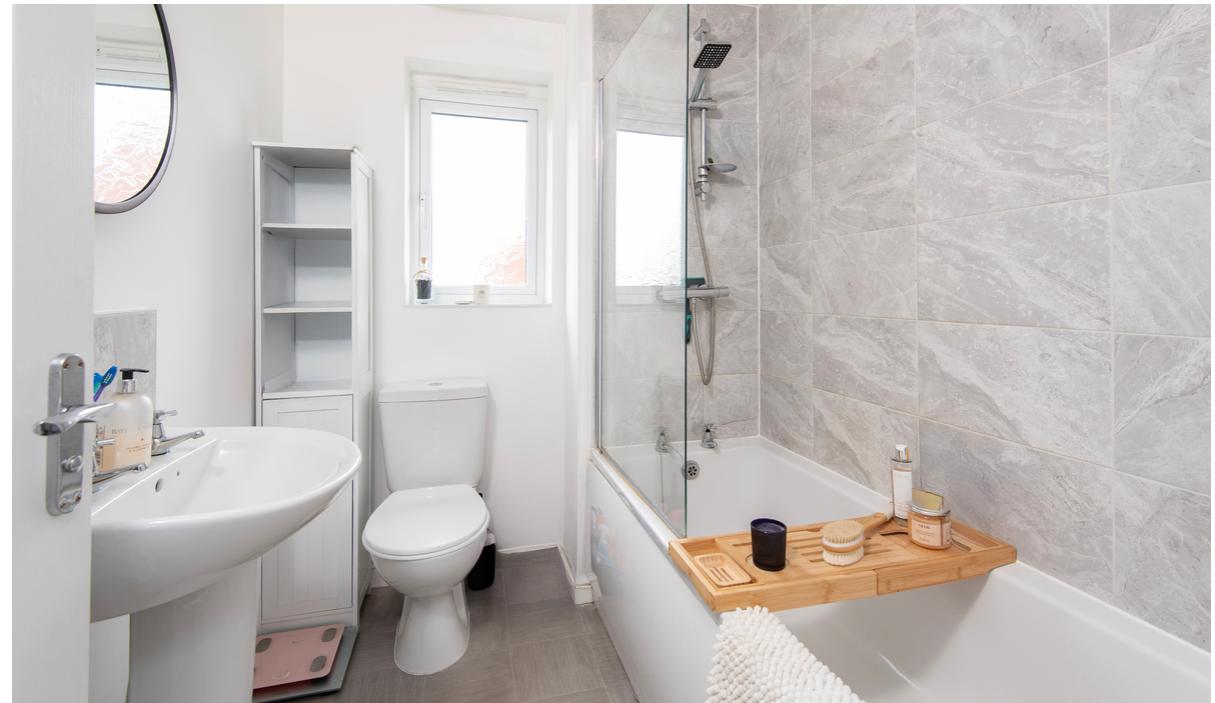
The good sized rear garden enjoys an approximate southerly facing aspect and comprises a paved patio seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and served by outside lighting.

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

09022026/29964082/TIT



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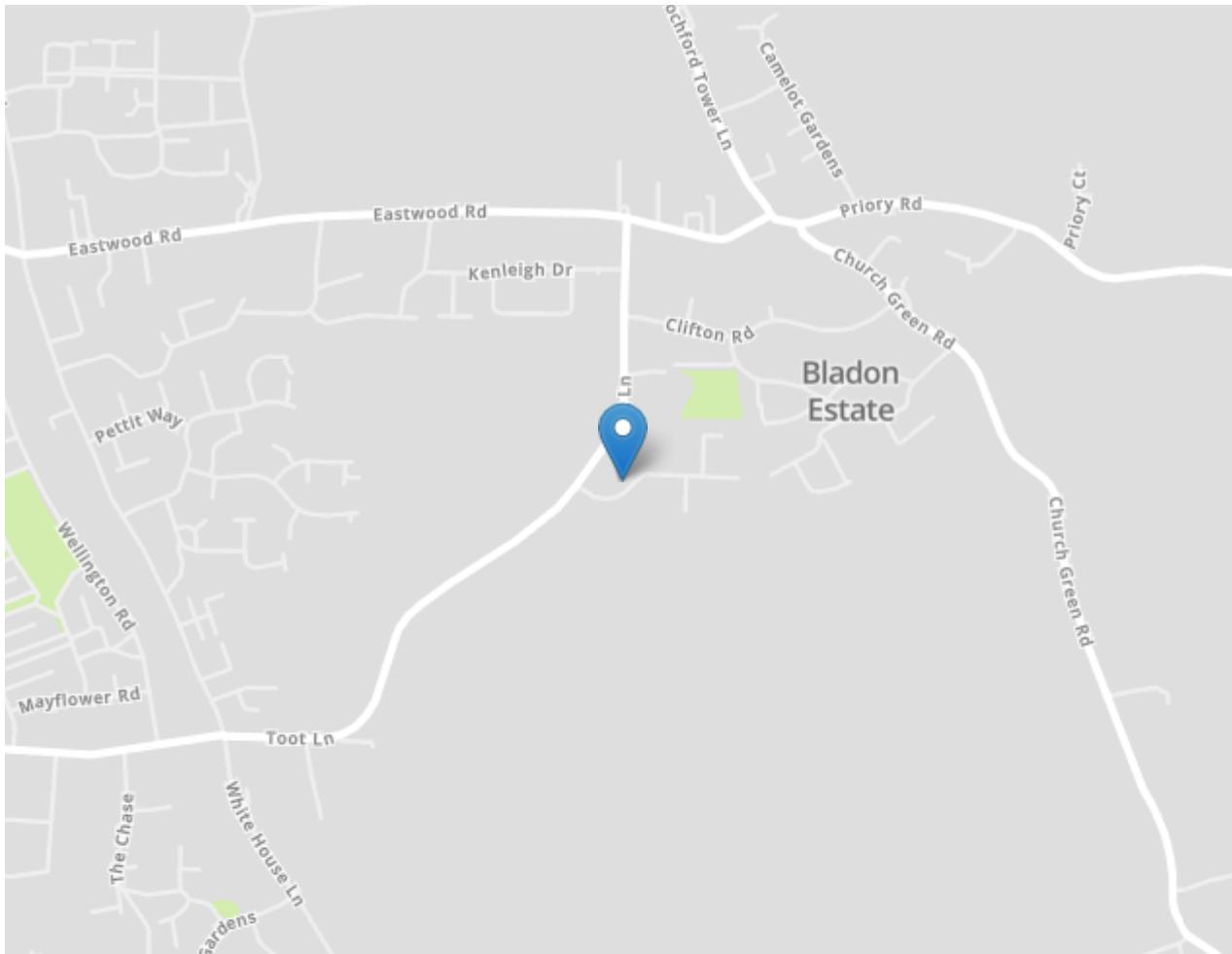
#### AGENT'S NOTES

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.

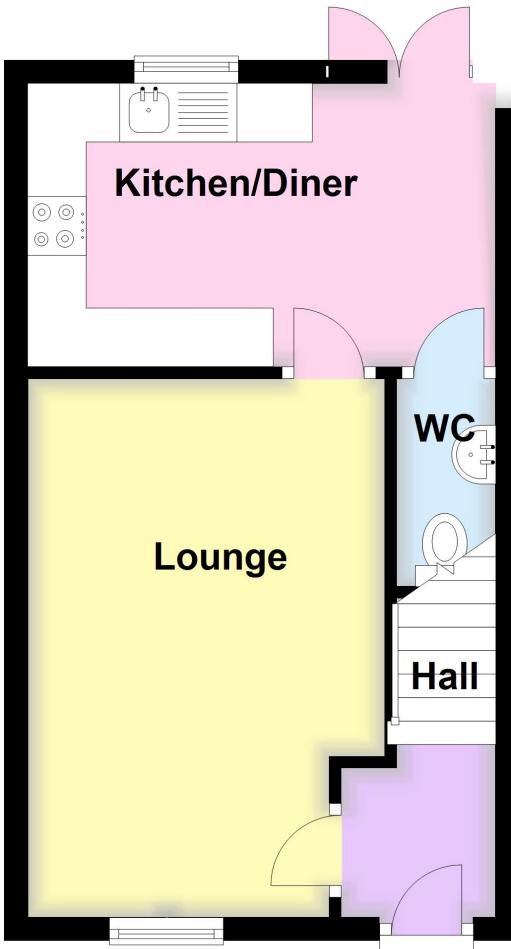
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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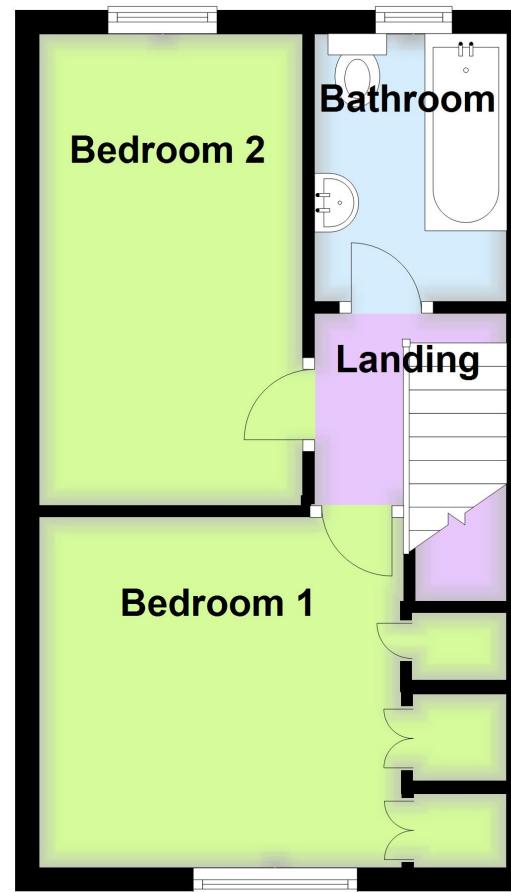
## Ground Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 56.8 sq. metres (611.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	98
(81-91)	B	84
(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		