



**£200,000**

100 Cherry Walk, Boston, Lincolnshire PE21 8AZ

**SHARMAN BURGESS**

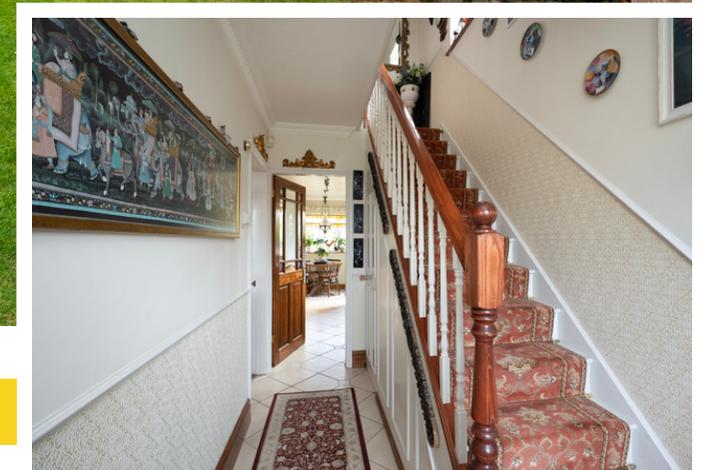
**100 Cherry Walk, Boston, Lincolnshire**  
**PE21 8AZ**  
**£200,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed panel surround, tiled floor, radiator, coved cornice, ceiling light point with ornamental ceiling rose, staircase leading off, under stairs storage cupboard housing the gas central heating boiler and electric fuse box.

A well presented three bedroomed detached home with fantastic garden extending to the rear. Accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, conservatory, three bedrooms to the first floor and a four piece family bathroom. Further benefits include single garage and off road parking, gas central heating.



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### **BREAKFAST KITCHEN**

16' 9" x 8' 0" (5.11m x 2.44m)

Having roll edge work surfaces with tiled splashbacks, inset 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 twin height fridge freezer, plumbing for automatic washing machine, plumbing for dishwasher, space for electric cooker, wall mounted stainless steel fume extractor, radiator, tiled floor, two ceiling light points, dual aspect windows, obscure glazed door leading to the garden.

### **LOUNGE**

14' 2" x 11' 0" (4.32m x 3.35m)

Having window to front elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, ornamental fireplace with cast iron and decorative tiled surround, TV aerial point. Archway through to: -

### **DINING ROOM**

9' 8" x 9' 0" (2.95m x 2.74m)

Having radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, glazed doors through to: -

### **CONSERVATORY**

13' 0" (maximum) x 9' 7" (maximum) (3.96m x 2.92m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wood effect laminate flooring, radiator, TV aerial point, French doors leading to the garden.

### **FIRST FLOOR LANDING**

Having dado rail, window to side elevation, coved cornice, ceiling light point with ornamental ceiling rose, access to loft space.

### **BEDROOM ONE**

13' 0" x 11' 1" (3.96m x 3.38m)

Having window to rear elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, exposed wooden floor.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

11' 1" x 11' 2" (3.38m x 3.40m)

Having window to front elevation, exposed wooden floor, radiator, coved cornice, ceiling light point with ornamental rose.

### BEDROOM THREE

7' 9" x 6' 0" (2.36m x 1.83m)

Having window to front elevation, radiator, coved cornice, ceiling light point, exposed wooden floor.

### BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, WC, bath with mixer tap and hand held shower attachment, pedestal wash hand basin with tiled splashback, exposed wooden flooring, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation.

### EXTERIOR

The property sits in a prominent position, with dropped kerb leading to the driveway which provides off road parking and additional granite gravelled hardstanding area to the immediate front of the property. There are established plant and shrub borders and fencing to the front boundary. The driveway also provides vehicular access to the garage and gated access to the right hand side of the property leads to the rear garden.

### GARAGE

17' 6" x 8' 6" (maximum) (5.33m x 2.59m)

Having double doors, served by power and lighting, window to rear elevation, personnel door to garden.

### REAR GARDEN

With the current vendors of the property being particularly keen gardeners, this outdoor space provides many separate areas of interest. The garden comprises a block paved seating area with low level wall, leading to the centrally shaped lawn which is flanked with well stocked borders containing a wide variety of flowering plants, shrubs and trees including an established apple tree. The garden is fully enclosed by a mixture of fencing and hedging and houses a garden shed which is to be included in the sale. The garden is served by outside tap and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

20102025/25168641/ALE



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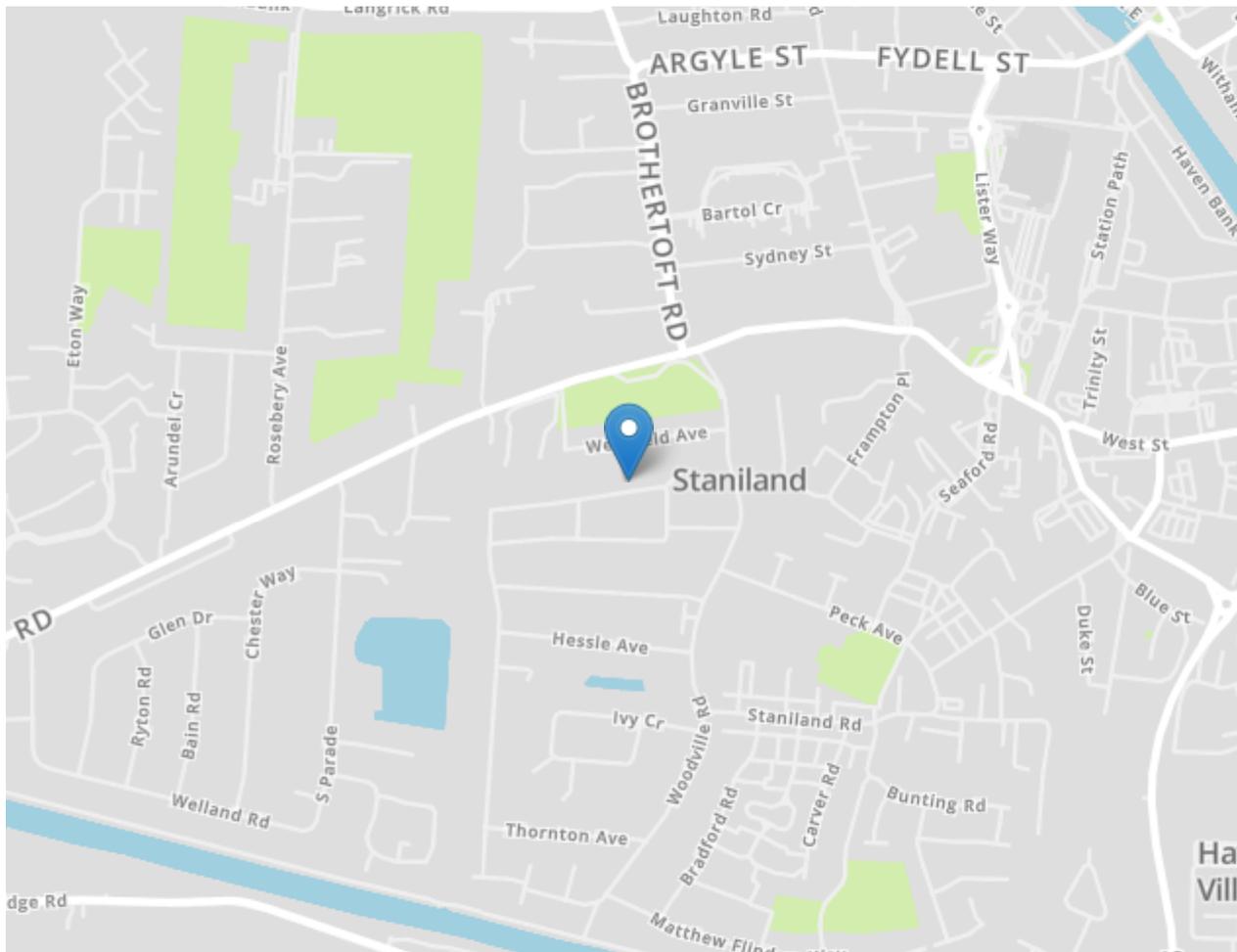
## AGENT'S NOTES

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.

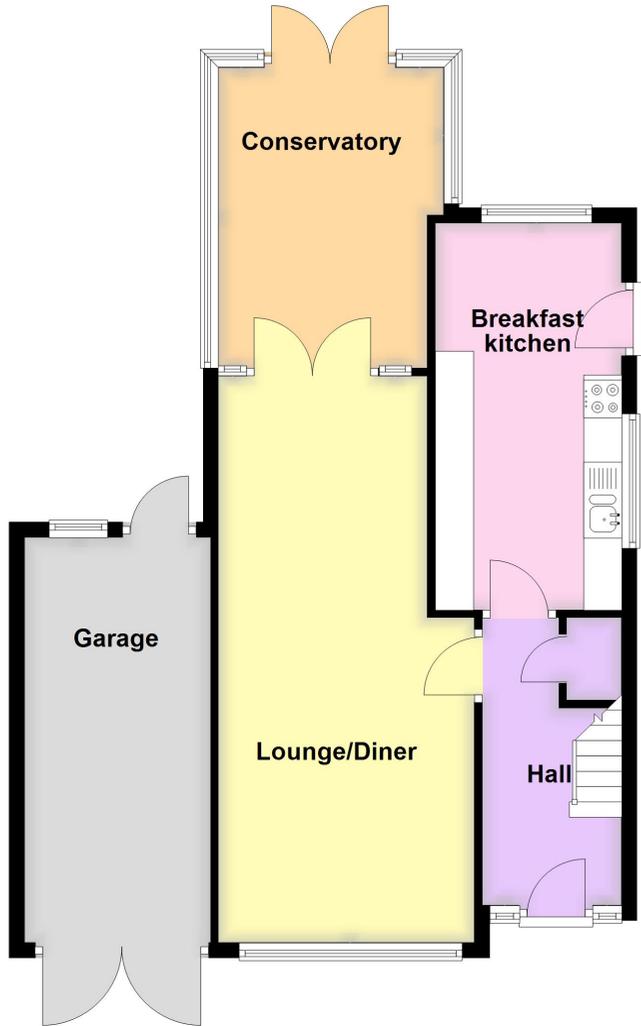
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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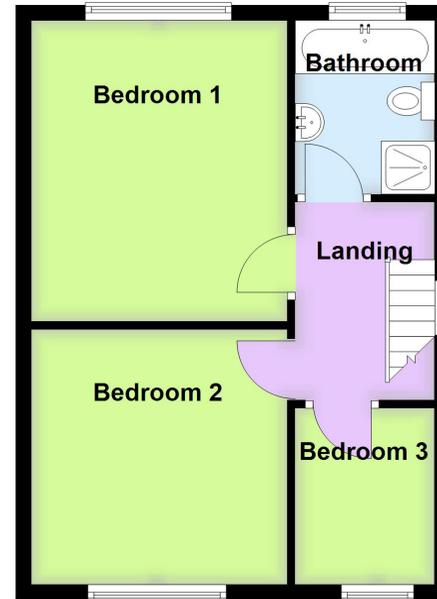
### Ground Floor

Approx. 68.7 sq. metres (739.1 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 107.9 sq. metres (1161.2 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	65
(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	