



SHARMAN
BURGESS
FOR SALE
01205 361161

£245,000

9 Huntsman Close, Fishtoft, Boston, Lincolnshire PE21 0BQ

SHARMAN BURGESS

**9 Huntsman Close, Fishtoft, Boston,
Lincolnshire PE21 0BQ
£245,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, coved cornice, two ceiling light points, radiator, wall mounted central heating thermostat, airing cupboard housing the hot water cylinder within.

LOUNGE

19' 2" (maximum) x 13' 4" (maximum) 5.84m x 4.06m

Having two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame coal effect gas fire with fitted inset and hearth and display surround.



SHARMAN BURGESS





CONSERVATORY

13' 8" x 9' 0" (4.17m x 2.74m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled flooring, wall mounted lighting, served by power.

KITCHEN

13' 4" (maximum into entrance area) x 13' 2" (4.06m x 4.01m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with corner display shelving, space for twin height fridge freezer, space for cooker, window to rear elevation, coved cornice, ceiling mounted strip light, tiled flooring, radiator.

UTILITY ROOM

9' 1" x 6' 5" (2.77m x 1.96m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage unit, wall unit and larder unit, plumbing for automatic washing machine, tiled floor, window to side elevation, obscure glazed entrance door, radiator, coved cornice, ceiling light point, extractor fan.

BEDROOM ONE

15' 7" (maximum into bay window) x 10' 8" (maximum to built-in wardrobe) (4.75m x 3.25m)

Having bay window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with tiled splashback, built-in shower cubicle with wall mounted electric shower and fitted shower screen, radiator, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to side elevation.

BEDROOM TWO

13' 1" (maximum) x 9' 3" (maximum) (3.99m x 2.82m)

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

BEDROOM THREE

11' 8" (maximum) x 9' 9" (maximum) (3.56m x 2.97m)

Currently used as a dining room. Having window to side elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Being fitted with a four piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, bath with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to side elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly to lawn.

SINGLE GARAGE

Having up and over door, served by power and lighting, housing the gas central heating boiler.

REAR GARDEN

Being laid to sections of paved seating areas, gravelled borders and additional plant and shrub borders housing a variety of plants, shrubs and trees. The garden is fully enclosed by fencing and served by outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

05112025/29694183/LYN



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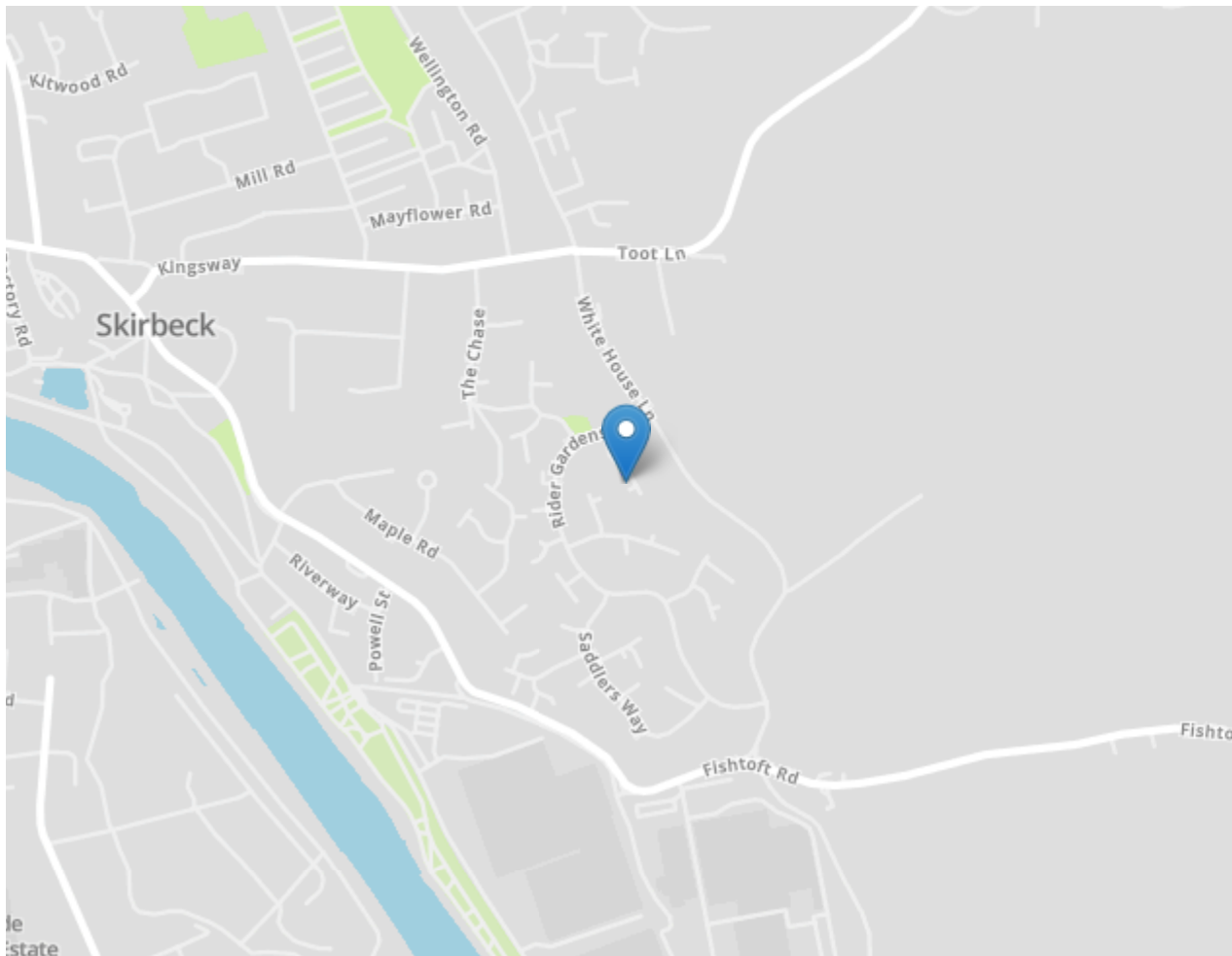
AGENT'S NOTES

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.

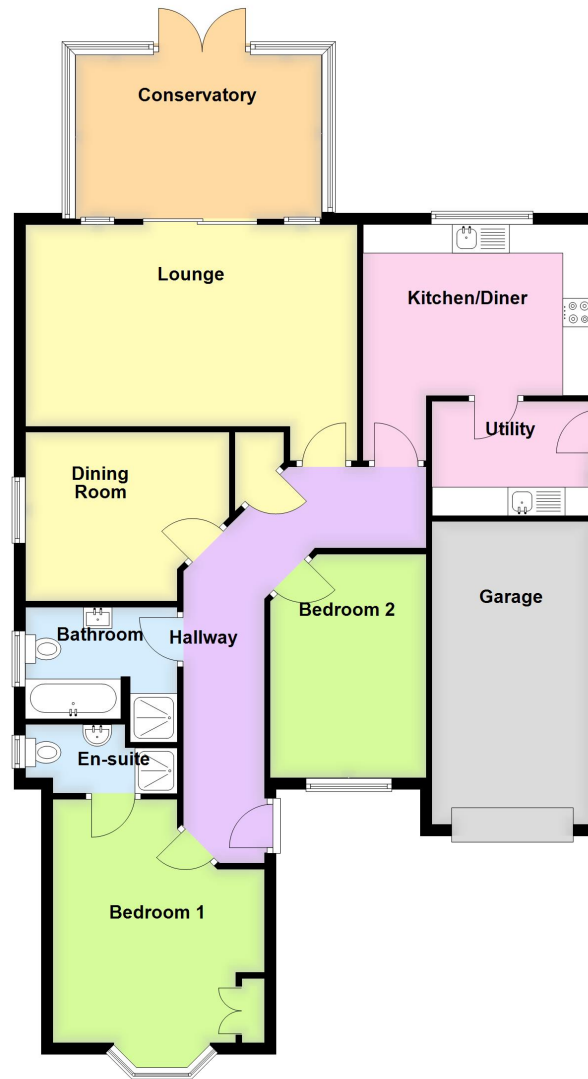
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.



SHARMAN BURGESS

Ground Floor
Approx. 128.6 sq. metres (1384.3 sq. feet)



Total area: approx. 128.6 sq. metres (1384.3 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		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		