



**£189,950**

9 Bluebell Walk, Boston, Lincolnshire PE21 7TL

**SHARMAN BURGESS**



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PE21 7TL  
£189,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having front entrance door, radiator, coved cornice, staircase leading off.

**GROUND FLOOR CLOAKROOM**

Having low level WC, pedestal wash hand basin with tiled splashback, radiator, coved cornice, extractor fan.

A modern three bedroomed semi-detached house situated in a popular position on the outskirts of Boston, with off roading parking, single garage and enclosed rear garden. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen, lounge, three bedrooms, en-suite to bedroom one and a family bathroom.



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## KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m)

Being fitted with a range of base level units and wall units, areas of work surface, integrated stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven and four ring gas hob with extractor hood above, space for condensing tumble dryer, space for upright fridge freezer, partly tiled walls, coved cornice, radiator, double glazed window to front elevation, telephone point.

## LOUNGE

13' 8" x 15' 3" (4.17m x 4.65m)

Having double glazed window and double glazed patio doors to rear elevation, coved cornice, two radiators, TV aerial point, under stairs storage cupboard.

## FIRST FLOOR LANDING

Having stairs rising from entrance hall, coved cornice, access to loft.

## BEDROOM ONE

9' 11" x 9' 4" (3.02m x 2.84m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point, built-in cupboard, door to: -

## EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with mains fed shower within, coved cornice, partly tiled walls, electric shaver point, radiator, extractor fan, double glazed window to front elevation, over stairs storage cupboard.



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### BEDROOM TWO

10' 0" x 6' 9" (3.05m x 2.06m)

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

### BEDROOM THREE

8' 11" x 8' 2" (2.72m x 2.49m)

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

### BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level WC, partly tiled walls, extractor fan, electric shaver point, coved cornice, double glazed window to side elevation.

### EXTERIOR

Having gravelled driveway providing off road parking as well as access to the single. There is a shaped front lawn with shrub and bush border. Gated access leads to the rear garden.

### SINGLE GARAGE

Having up and over door, served by power and lighting.

### REAR GARDEN

Being predominantly laid to lawn with shrub and bush slate borders and enclosed by timber fencing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26092025/29300248/ALD





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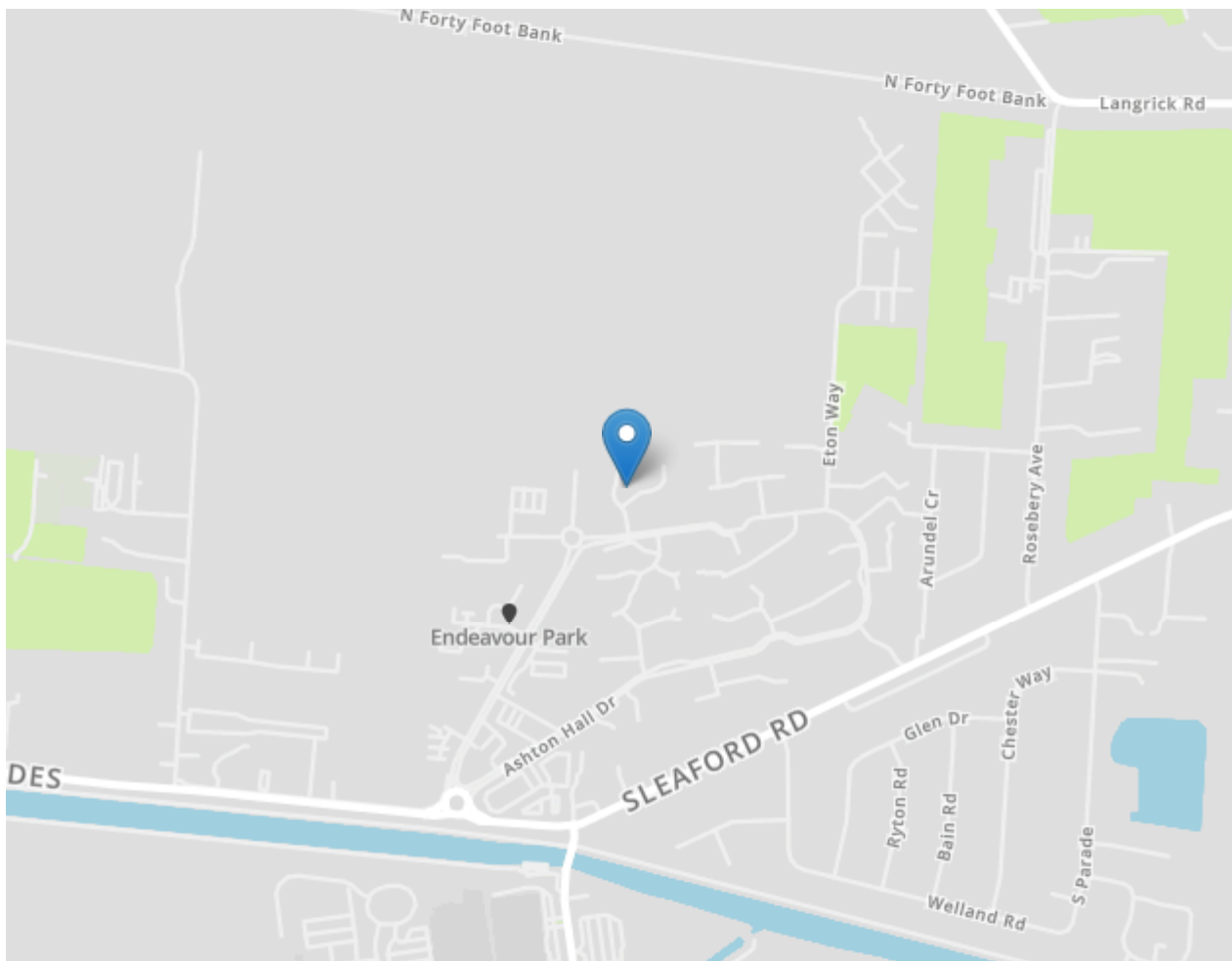
## AGENT'S NOTES

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.

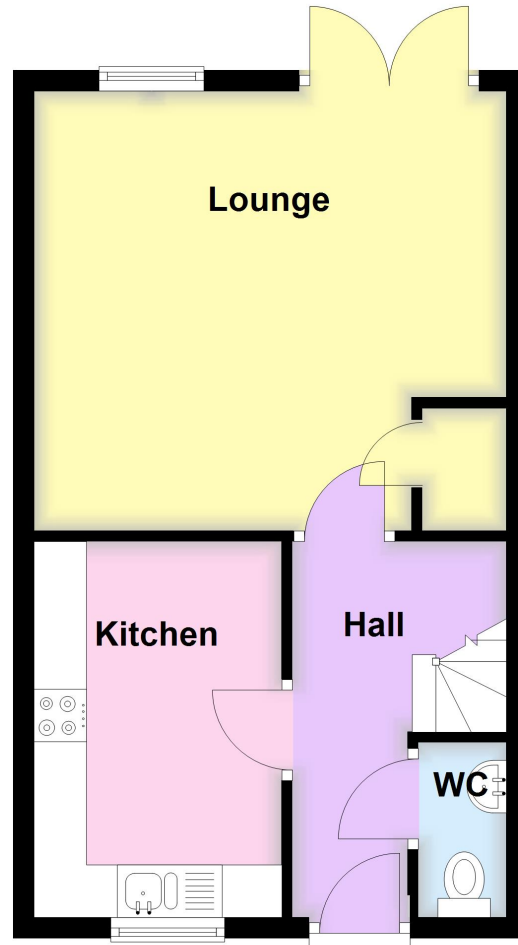


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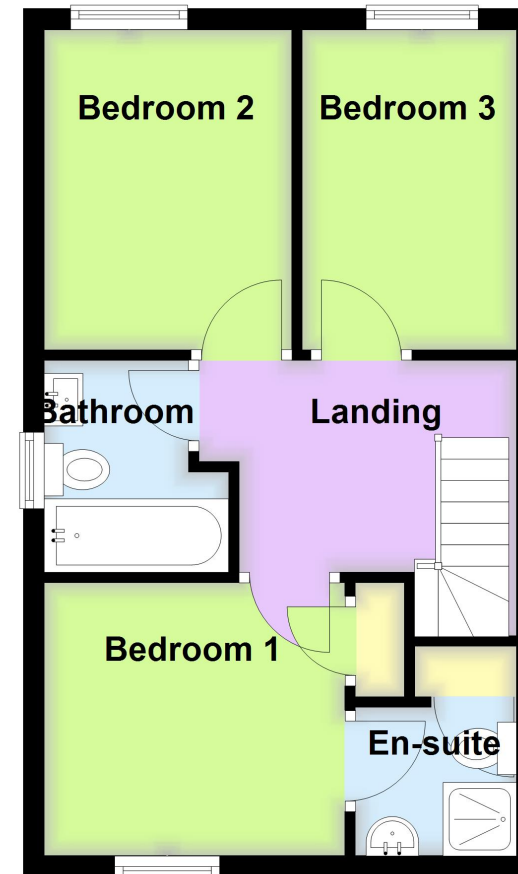
## Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



## First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)

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t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		