



£224,950

47 Rider Gardens, Fishtoft, Boston, Lincolnshire PE21 0BL

SHARMAN BURGESS

**47 Rider Gardens, Fishtoft, Boston,
Lincolnshire PE21 0BL
£224,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

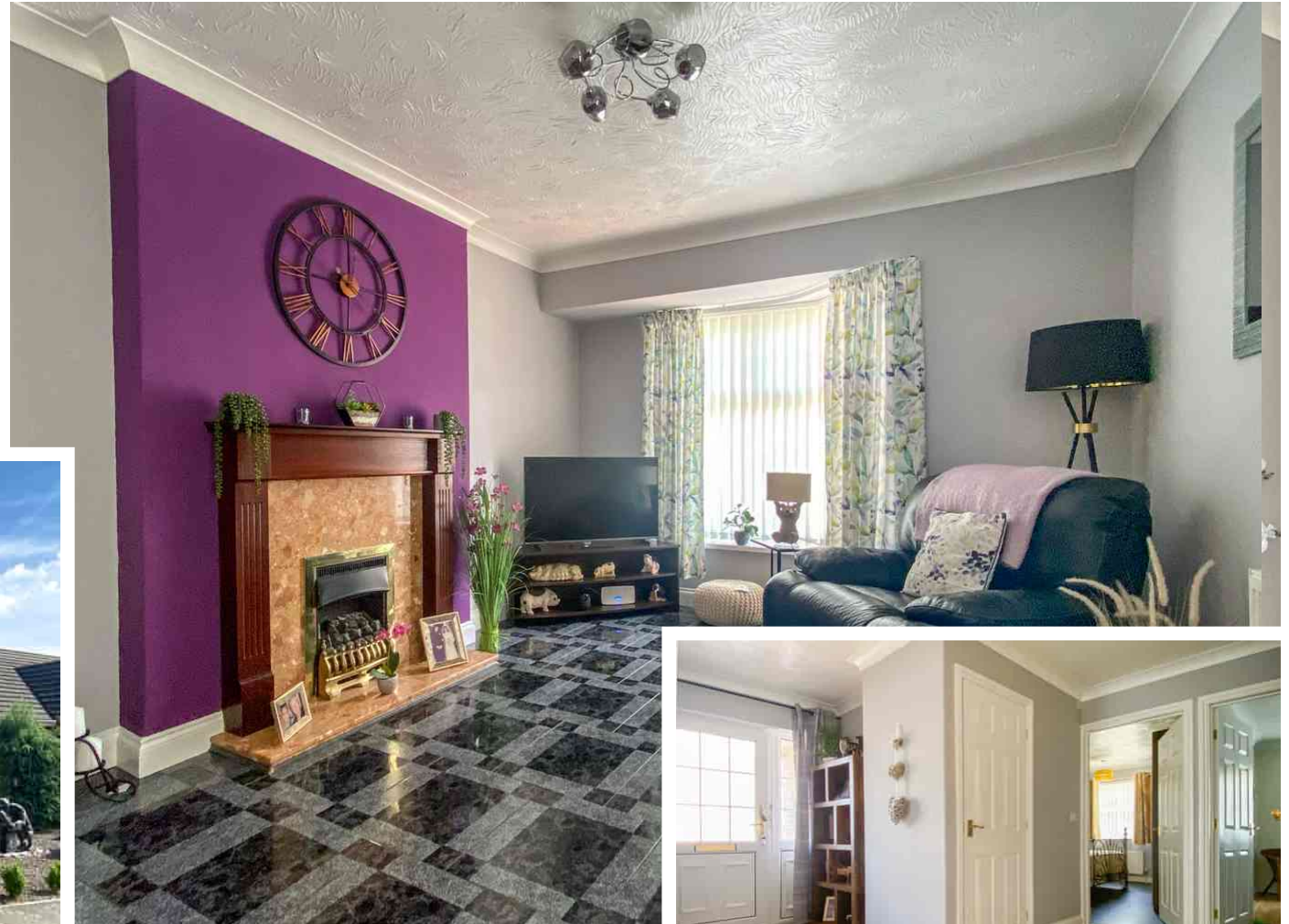
Having partially obscure glazed side entrance door with obscure glazed panel, tiled flooring, coved cornice, ceiling light point, access to roof space, built-in airing cupboard with slatted linen shelving and hot water cylinder within.

LOUNGE

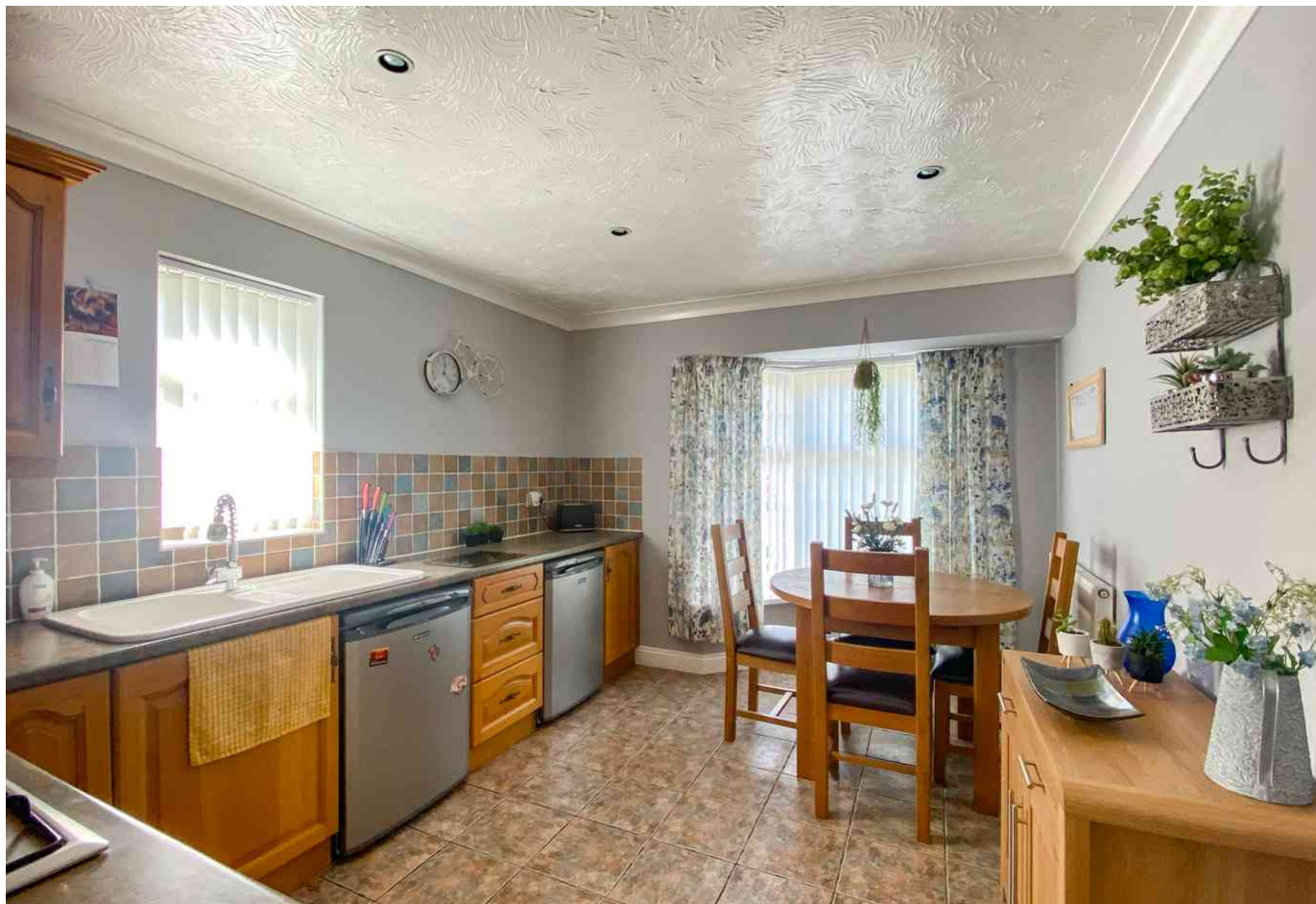
16' 3" (maximum measurement) x 11' 0" (maximum measurement) (4.95m x 3.35m)

Having dual aspect windows to front and side of the property, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted hearth, inset and display surround.

An extremely well presented, spacious detached bungalow being offered for sale with NO ONWARD CHAIN. The accommodation comprises a good sized entrance hall, lounge with gas fire, kitchen diner, utility room, two good sized bedrooms with refitted en-suite to bedroom one and there is an additional refitted wet room accessed from the main entrance hall. Further benefits include gas central heating, block paved driveway, single garage and enclosed garden to the rear.



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KITCHEN DINER

13' 10" (maximum measurement) x 9' 9" (4.22m x 2.97m)
Having roll edge work surfaces, ceramic sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob and fume extractor above, space for standard height fridge and standard height freezer, dual aspect windows to front and side of the property, tiled flooring, radiator, coved cornice, ceiling recessed lighting.

UTILITY ROOM

6' 5" x 5' 3" (1.96m x 1.60m)
Having roll edge work surface, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted storage cupboards with glazed display cabinet, tiled flooring, radiator, coved cornice, ceiling light point, extractor fan, glazed entrance door.

BEDROOM ONE

11' 10" (maximum measurement) x 11' 8" (maximum measurement) (3.61m x 3.56m)
Having window to rear aspect, radiator, coved cornice, ceiling light point.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower and hand held shower attachment, tiled flooring, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 8" x 8' 10" (3.56m x 2.69m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

WET ROOM

Having a purpose fitted wet room with non slip flooring, ceiling mounted rain effect shower head, pedestal wash hand basin with mixer tap, WC, fully tiled walls, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to side aspect, heated towel rail.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking as well as vehicular access to the single garage. The front garden predominantly comprises a low maintenance gravelled area interspersed with plants and shrubs and water feature. The front of the property is served by outside power and lighting.

Gated access leads to the rear garden with block paved pathway leading to a further paved patio area. The rear garden is predominantly laid to low maintenance gravel with flower and shrub borders. The garden is fully enclosed by fencing and served by outside lighting.

SINGLE GARAGE

16' 1" x 9' 5" (4.90m x 2.87m)

Having up and over door, served by power and lighting, wall mounted Baxi gas central heating boiler.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

26568978/08092023/HIL



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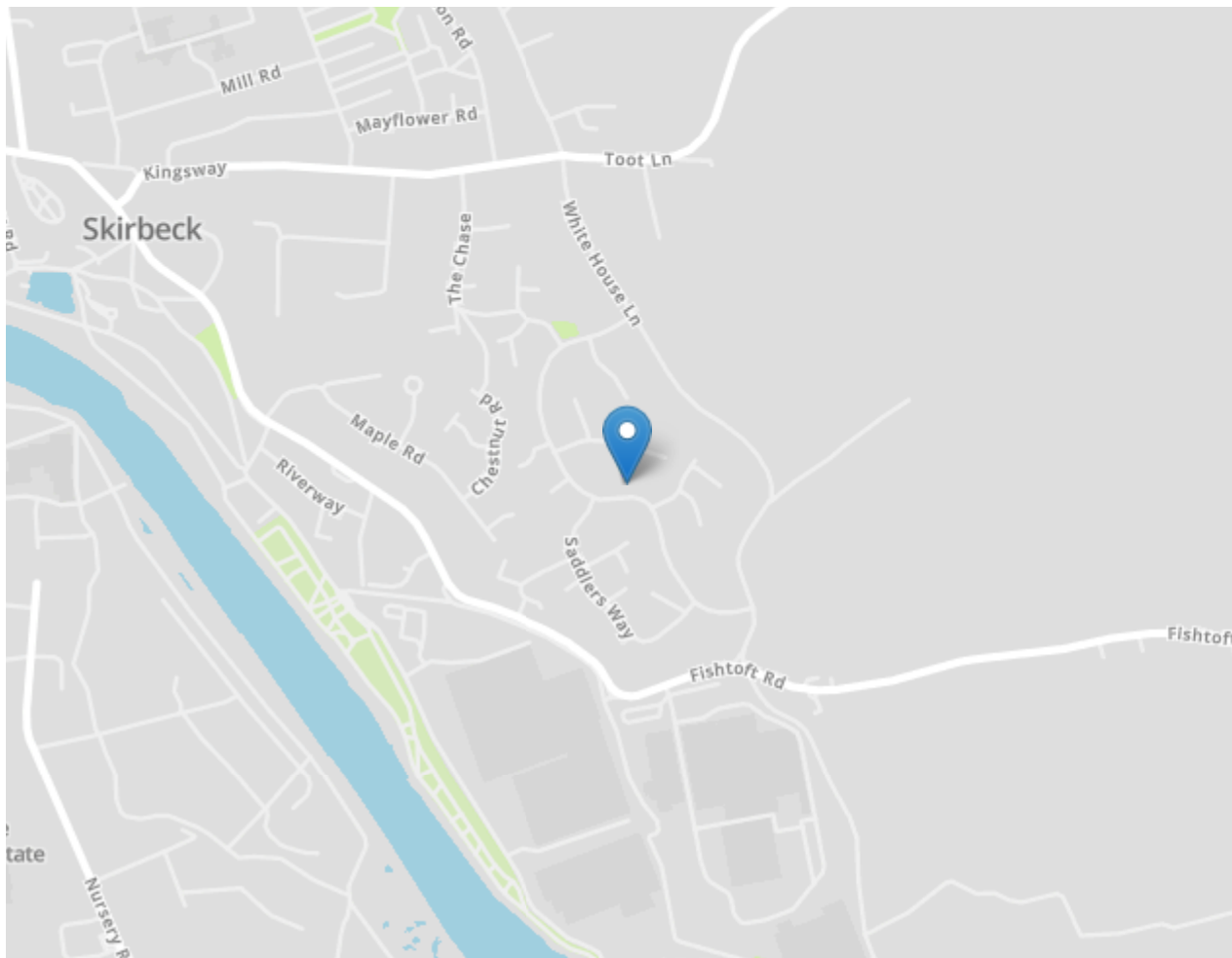
AGENT'S NOTES

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. 87.9 sq. metres (945.7 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	