



SHARMAN  
BURGESS  
**FOR SALE**  
01205 361161

**£299,950**

103 Woodthorpe Avenue, Boston, Lincolnshire PE21 0NW

**SHARMAN BURGESS**









Offered for sale with the benefit of NO ONWARD CHAIN is this individual detached house offering deceptive, extended family sized accommodation with the added benefit of a good sized, fully enclosed south west facing rear garden. Includes spacious open plan lounge and dining room, sitting room, fitted kitchen and utility room, downstairs shower room, four bedrooms and family bathroom. Gas central heating. Garage and expansive driveway.

**ACCOMMODATION**

**COVERED FRONT ENTRANCE**

Having uPVC front entrance door leading to: -

**ENTRANCE HALL**

Having tiled floor, radiator, telephone point, door chimes, digital central heating programmer, staircase leading off.

**OPEN PLAN SPLIT LEVEL LOUNGE/DINING ROOM**

26' 5" x 14' 11" (8.05m x 4.55m) maximum in lounge area, narrowing to 11' 11" (3.63m) in dining area.

Having feature brick fireplace, two radiators, TV aerial point, wood flooring to dining area and uPVC double glazed French doors leading to the rear garden.

**KITCHEN**

12' 0" x 10' 11" (3.66m x 3.33m)

Being extremely well fitted with an excellent range of units comprising work surfaces complemented by splashbacks and having inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards and smoked glass display cabinets, integrated electric ceramic hob with stainless steel fume extractor hood above, Bosch stainless steel electric double oven set in housing unit, integrated fridge with concealing cupboard door front, electric kick space heater, recessed spotlighting to ceiling.

**UTILITY ROOM**

9' 10" x 7' 11" (3.00m x 2.41m)

Again fitted with a good range of units comprising work surfaces complemented by tiled splashbacks and having inset stainless steel sink, base cupboards and drawers with matching wall mounted cupboards, tall storage unit, plumbing for dishwasher and automatic washing machine, radiator, Viessmann wall mounted gas central heating boiler, archway to: -

**REAR ENTRANCE LOBBY**

Having access to roof space, uPVC double glazed side entrance door.

**SITTING ROOM**

18' 3" x 12' 4" (5.56m x 3.76m)

Having engineered wood flooring with electric underfloor heating, TV aerial point, uPVC double glazed French doors leading to the rear garden.

**SHOWER ROOM**

7' 10" x 5' 6" (2.39m x 1.68m)

Being fully tiled and having shower cubicle with built-in mixer shower, having both rain shower head and hose fittings, vanity unit incorporating hand basin with storage cupboards and mirror and light above, dual flush WC, recessed spotlighting to ceiling, chrome heated towel rail, extractor fan.

**STAIRS AND LANDING**

Having access to roof space, smoke alarm, built-in airing cupboard housing the insulated hot water cylinder with immersion heater.

**BEDROOM ONE (FRONT)**

14' 10" (maximum)x 11' 9" (maximum with reduced head height) (4.52m x 3.58m)

Featuring a range of fitted bedroom furniture incorporating wardrobes, drawers, bedside units and dressing table, radiator.

**BEDROOM TWO (REAR)**

11' 11" x 10' 11" (3.63m x 3.33m)

Having radiator, telephone point.

**BEDROOM THREE (REAR)**

10' 11" x 9' 0" (3.33m x 2.74m)

Having wood effect laminate flooring, radiator.

**BEDROOM FOUR**

11' 0" x 6' 2" (maximum with reduced head height) (3.35m x 1.88m)

Currently used as a dressing room and thereby having fitted open fronted hanging space and storage shelves, wood effect laminate flooring, radiator.

**FAMILY BATHROOM**

10' 0" (maximum) x 5' 8" (3.05m x 1.73m)

Being fully tiled, with tiled floor and fitted with a white suite comprising P-shaped bath with Bristan built-in mixer shower above, pedestal hand basin, dual flush WC, radiator.

**EXTERIOR**

The property is approached over a block paved driveway which expands to provide ample parking space for several vehicles, served by exterior lighting.

**INTEGRAL GARAGE**

17' 0" x 9' 7" (5.18m x 2.92m)

Having up and over door, two power points, fluorescent strip light.

A block paved side path and gate provide access to a really good sized rear garden, being fully enclosed and benefitting from a south westerly aspect. Initially comprising a large paved patio served by exterior lighting, beyond which extends lawn with flower and shrub borders stocked with a variety of plants and specimen trees and incorporating a further patio seating.

**TIMBER AND FELT GARDEN SHED**

**SERVICES**

Mains water, electricity, gas and drainage area connected. The property is fitted with uPVC double glazed windows and doors together with PVC soffits and fascias. A gas central heating system is installed.

**REFERENCE**

29968500/HIO

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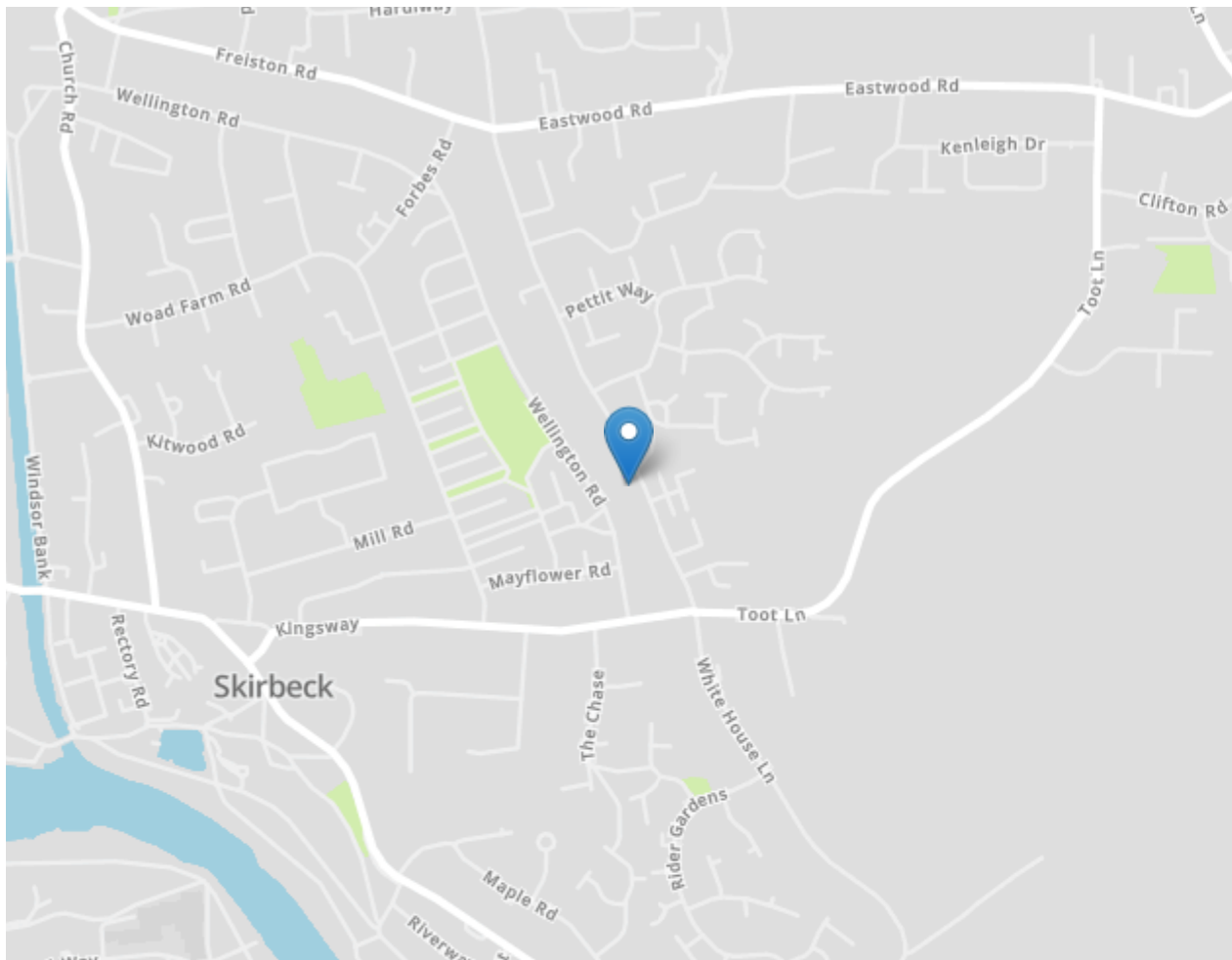
## AGENT'S NOTES

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.

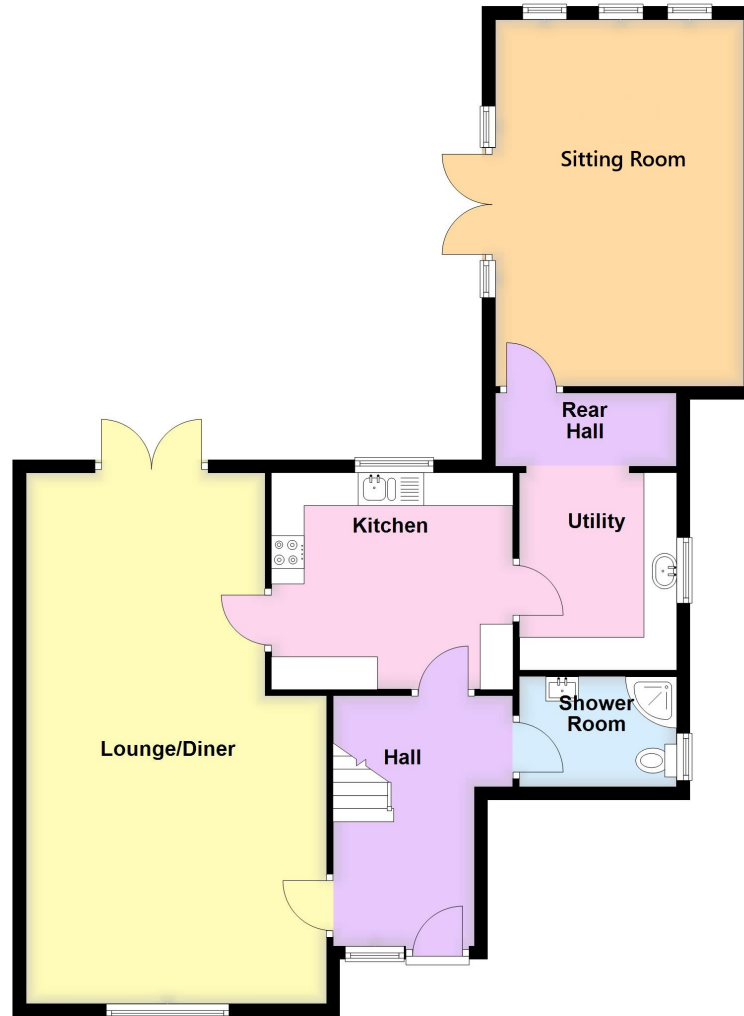


**SHARMAN BURGESS**



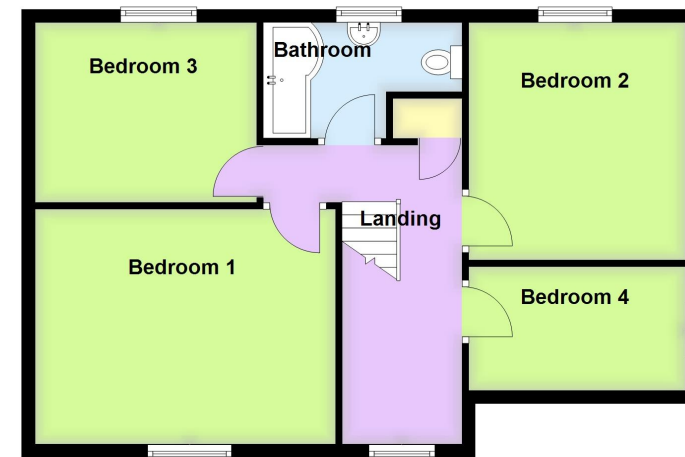
## Ground Floor

Approx. 92.9 sq. metres (999.5 sq. feet)



## First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 153.8 sq. metres (1656.0 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	83		
A				
(81-91)				
B				
(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				