



£279,995

37 Matthew Flinders Way, Boston, Lincolnshire PE21 8BN

SHARMAN BURGESS

**37 Matthew Flinders Way, Boston,
Lincolnshire PE21 8BN
£279,995 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, feature return Oak staircase rising to first floor, Karndean flooring, feature panelled walls to half height, coved cornice, ceiling light point, radiator.

LAUNDRY/UTILITY ROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Having counter top with base level storage units beneath, plumbing for automatic washing machine, pedestal wash hand basin with tiled splashback, WC, wall mounted Viessmann gas central heating boiler, ceiling recessed lighting, heated towel rail, obscure glazed window to front elevation.

A superbly presented detached property having undergone a course of improvement by the current Vendors. Accommodation comprises an entrance hall with return Oak staircase and Karndean flooring, large lounge diner, modern fitted kitchen with integrated appliances, ground floor laundry/utility room and conservatory to the ground floor. To the first floor are four bedrooms and a four piece family bathroom. Further benefits include a driveway, larger than average garage and approximately south facing enclosed rear garden.



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KITCHEN

12' 8" x 9' 10" (3.86m x 3.00m)

Having a modern fitted kitchen comprising counter tops with matching upstands, 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, fitted breakfast bar with radiator beneath, integrated fridge and freezer, integrated waist height oven and grill, four ring gas hob with fume extractor above, integrated dishwasher, window to front elevation, coved cornice, ceiling recessed lighting, door to covered side entrance.

LOUNGE DINER

23' 2" x 13' 2" (7.06m x 4.01m)

Having two radiators, coved cornice, two ceiling light points, TV aerial point, window to rear elevation, sliding patio doors through to: -

CONSERVATORY

20' 0" x 8' 6" (6.10m x 2.59m)

Of brickwork and timber sealed unit double glazed construction with polycarbonate roof. Having double doors leading to the garden, served by power and lighting.

FIRST FLOOR LANDING

Having feature wood panelled walls to approximately half height, coved cornice, access to loft space, ceiling light point, radiator.

BEDROOM ONE

12' 9" x 11' 2" (3.89m x 3.40m)

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



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BEDROOM TWO

13' 2" x 10' 0" (4.01m x 3.05m)

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

BEDROOM THREE

7' 0" x 10' 0" (2.13m x 3.05m)

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

BEDROOM FOUR

13' 2" x 7' 3" (measurement taken at the widest point) (4.01m x 2.21m)

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

FAMILY BATHROOM

11' 8" x 5' 10" (3.56m x 1.78m)

Being fitted with a four piece suite comprising corner shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, pedestal wash hand basin with mixer tap and tiled splashbacks, push button WC, panelled bath with mixer tap and tiled splashback, tiled floor, heated towel rail, obscure glazed window to front elevation, ceiling recessed lighting.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking and hardstanding as well as vehicular access to the garage. There is a lawned front garden with feature bay tree set within, and low level wall to the front boundary.

ATTACHED GARAGE

27' 10" x 9' 0" (8.48m x 2.74m)

Having up and over door, served by power and lighting, personnel door to garden.

REAR GARDEN

Being approximately south facing and initially laid to paved patio seating area, leading to the remainder which is predominantly laid to lawn. Toward the rear, the garden is split level with a retaining wall with low maintenance gravelled area above. The garden is enclosed by fencing and served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11092025/29466245/HIG



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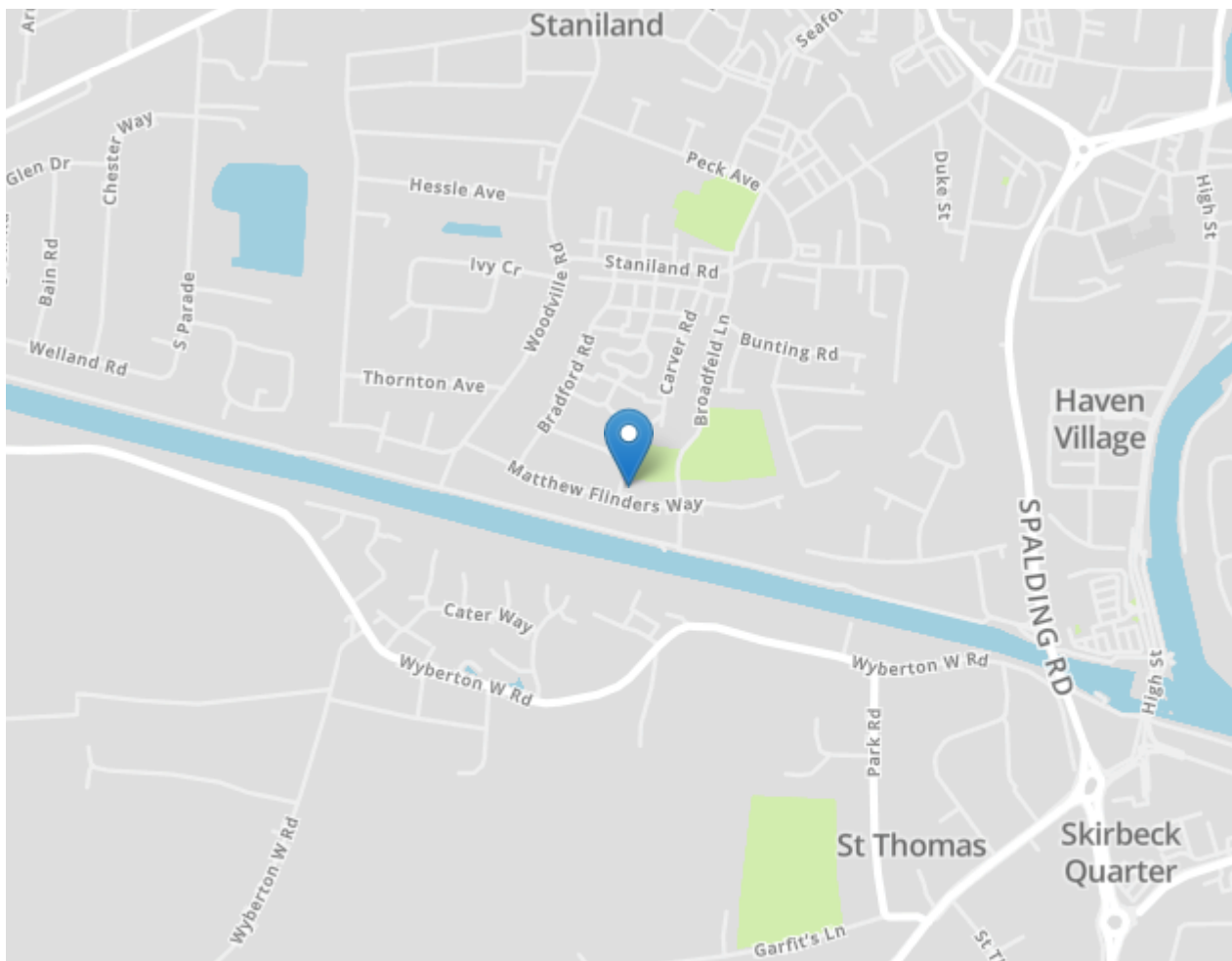
AGENT'S NOTES

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.

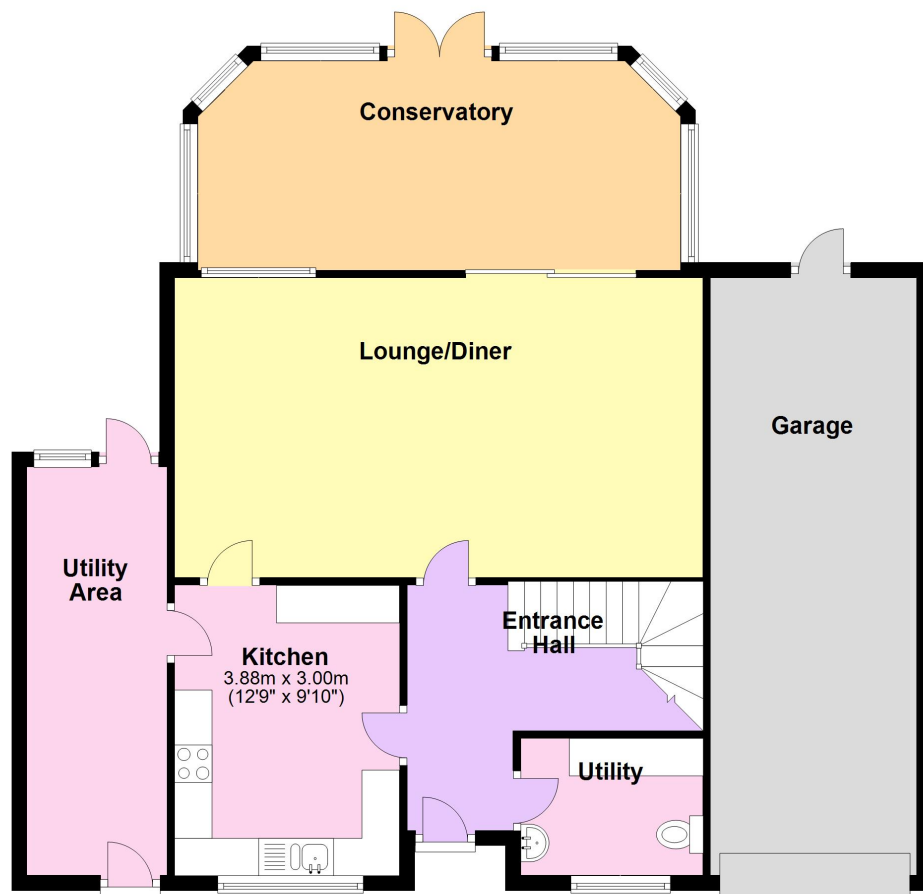
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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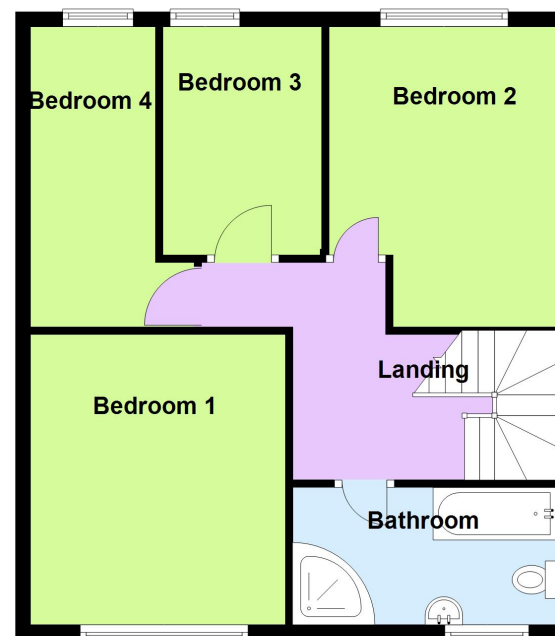
Ground Floor

Approx. 107.2 sq. metres (1153.5 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 163.6 sq. metres (1760.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC