



**£270,000**

2 Freiston Road, Boston, Lincolnshire PE21 0JH

**SHARMAN BURGESS**



**2 Freiston Road, Boston, Lincolnshire  
PE21 0JH  
£270,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

17' 4" (maximum) x 6' 4" (maximum including staircase) (5.28m x 1.93m)

Having partially obscure glazed front entrance door, radiator, ceiling light point, staircase leading off, under stairs storage cupboard housing the electric consumer unit.

**LOUNGE**

14' 0" x 14' 0" (maximum including chimney breast) (4.27m x 4.27m)

Having dual aspect windows, radiator, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted feature electric fireplace, TV aerial point.

Situated on a corner plot in a prominent location towards the centre of Boston is this extremely well presented characterful period property, benefitting from gardens to three sides, gas central heating, solar panels and a large garage/workshop with inspection pit. Accommodation comprises an entrance hall, lounge, sitting room, open plan kitchen diner, pantry/utility, rear entrance hall and ground floor cloakroom. To the first floor are three large double bedrooms and a substantial four piece family bathroom.



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### SITTING ROOM

12' 10" x 14' 0" (maximum including chimney breast)  
(3.91m x 4.27m)

Having dual aspect windows, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, two radiators, feature wall mounted electric fireplace, TV aerial point.

### KITCHEN DINER

20' 10" (maximum) x 11' 9" (maximum) (6.35m x 3.58m)

A large open plan kitchen diner comprising counter tops with inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, low level kickboard lighting, integrated fridge freezer, integrated dishwasher. Leisure Cookmaster 101 range cooker with double oven, grill and warming tray and both gas and electric operated hob (to be included in the sale) with wall mounted fume extractor above. Bar area with counter top, storage beneath and space for wine/drinks coolers (which may be included within the sale subject to negotiated price). Window to side elevation, French doors leading to the garden, radiator, two ceiling light points.

### PANTRY/UTILITY

10' 8" x 3' 9" (3.25m x 1.14m)

Having counter top, plumbing for automatic washing machine, wall mounted storage cupboards, wall mounted gas central heating boiler, obscure glazed window, ceiling light point, wall mounted shelving.



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#### REAR ENTRANCE HALL

Having radiator, ceiling light point, obscure glazed entrance door.

#### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, ceiling light point, obscure glazed window.

#### FIRST FLOOR LANDING

Having window to front elevation, radiator, coved cornice, access to loft space, ceiling light point, built-in over stairs linen cupboard with slatted shelving within.

#### BEDROOM ONE

14' 1" (maximum including chimney breast) x 13' 8" (4.29m x 4.17m)

Having dual aspect windows, radiator, picture rail, ceiling light point.

#### BEDROOM TWO

13' 10" (maximum including chimney breast) x 12' 10" (4.22m x 3.91m)

Having dual aspect windows, picture rail, ceiling light point, radiator, built-in wardrobe to right hand side of chimney breast.

#### BEDROOM THREE

9' 6" (maximum) x 11' 10" (maximum) (2.90m x 3.61m)

Having window to side elevation, radiator, pictural rail, ceiling light point.







### BATHROOM

10' 9" x 7' 6" (3.28m x 2.29m)

Being fitted with a modern four piece suite comprising shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, freestanding bath with mixer tap and hand held shower attachment, push button WC, wash hand basin with mixer tap and storage beneath, tiled floor, extended tiled splashbacks, electric shaver point, obscure glazed window, ceiling light point, heated towel rail.

### EXTERIOR

The property is situated in a prominent position and is approached over a dropped kerb leading to a driveway which is laid to block paving to the majority and provides off road parking as well as vehicular access to the garage. There is a further gravelled area to the immediate front of the property which provides additional parking space if required. The front garden is predominantly laid to lawn, with low level fencing to the front boundary.

### GARAGE

16' 3" x 12' 7" (4.95m x 3.84m)

Having up and over door, inspection pit, served by power and lighting, double doors leading out to a section of the garden.

To the rear of the garage is a further adjoining built-in storage area with wall mounted shelving and personnel door leading to the a courtyard area.

### OUTBUILDING/STORE

10' 0" x 7' 4" (3.05m x 2.24m)

Served by power and lighting and could provide the property with an ideal workshop or potential office space.



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### REAR GARDENS

A section of low maintenance garden is accessed from the garage and comprises a mixture of raised decked seating areas and paving. This area is fully enclosed, with gated access leading back round to the front of the property.

There is a block paved rear courtyard which is served by an external tap and provides access to the outbuilding, garage and rear of the property itself.

There is a further section of garden which is accessed from the double doors, leading from the kitchen diner to a raised decked seating area providing entertaining space.

### SERVICES

Mains gas, electricity, waster and drainage are connected to the property. The property is also served by owned solar panels which are to be included in the sale and provide reduced cost electricity.

### REFERENCE

18112024/28434665/CLI



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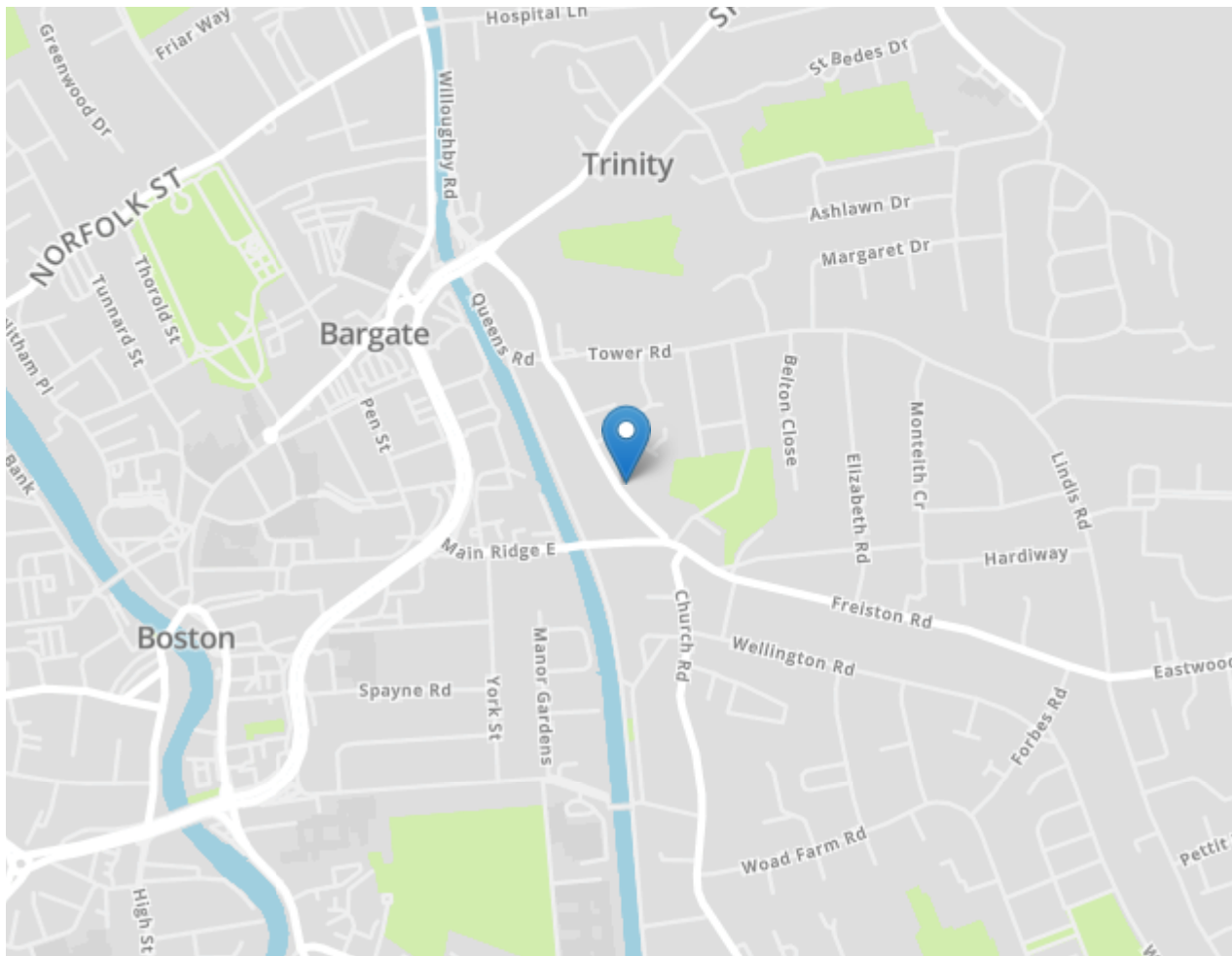
## AGENT'S NOTES

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.

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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.



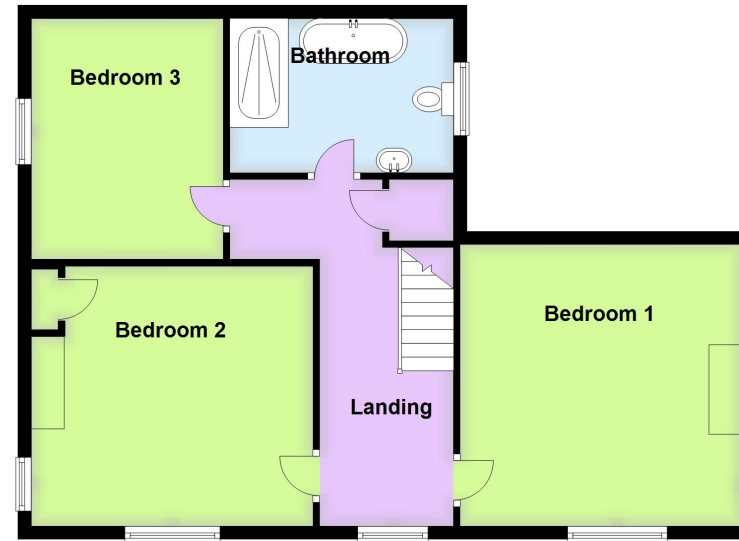
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 77.2 sq. metres (830.9 sq. feet)



**First Floor**  
Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 145.1 sq. metres (1561.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC