



**£210,000**

18 Hawthorn Close, Boston, Lincolnshire PE21 0QJ

**SHARMAN BURGESS**



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PE21 0QJ  
£210,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having entrance door, radiator, staircase leading off, window to side elevation, door to: -

**LOUNGE**

15' 2" x 10' 0" (4.62m x 3.05m)

Having double glazed window to front elevation, radiator, TV aerial point, under stairs storage cupboard, door to: -



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### KITCHEN DINER

7' 10" x 13' 7" (2.39m x 4.14m)

Having a modern fitted kitchen comprising a range of wall and base level storage units, areas of work surfaces, inset stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, space and plumbing for dishwasher, integrated oven and four ring gas hob with extractor above, space for upright fridge freezer, concealed gas central heating boiler, double glazed window to rear elevation, double glazed patio doors leading to the rear garden, door to: -

### CLOAKROOM

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

### FIRST FLOOR LANDING

Having stairs rising from entrance hall.

### BEDROOM ONE

16' 10" x 9' 2" (5.13m x 2.79m)

Having dual aspect double glazed windows, radiator, TV aerial point.

### BEDROOM TWO

11' 4" (maximum with restricted head height) x 13' 6" (maximum) (3.45m x 4.11m)

Having double glazed window to front elevation, radiator.

### BEDROOM THREE

11' 8" x 6' 10" (3.56m x 2.08m)

Having double glazed window to rear elevation, radiator.



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### BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and mains fed shower above with fitted shower screen, low level WC, pedestal wash hand basin, radiator, partly tiled walls, extractor fan, double glazed window to rear elevation.

### EXTERIOR

To the front, the property benefits from a gravelled driveway which provides off road parking as well as vehicular access to the garage. The driveway is served by an EV charging point. A pathway leads to the front entrance door and the front garden is laid to a shaped lawn.

### SINGLE GARAGE

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

### REAR GARDEN

Being laid predominantly to lawn, with paved patio seating area. The garden is fully enclosed by timber fencing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

12012026/29858239/GEO





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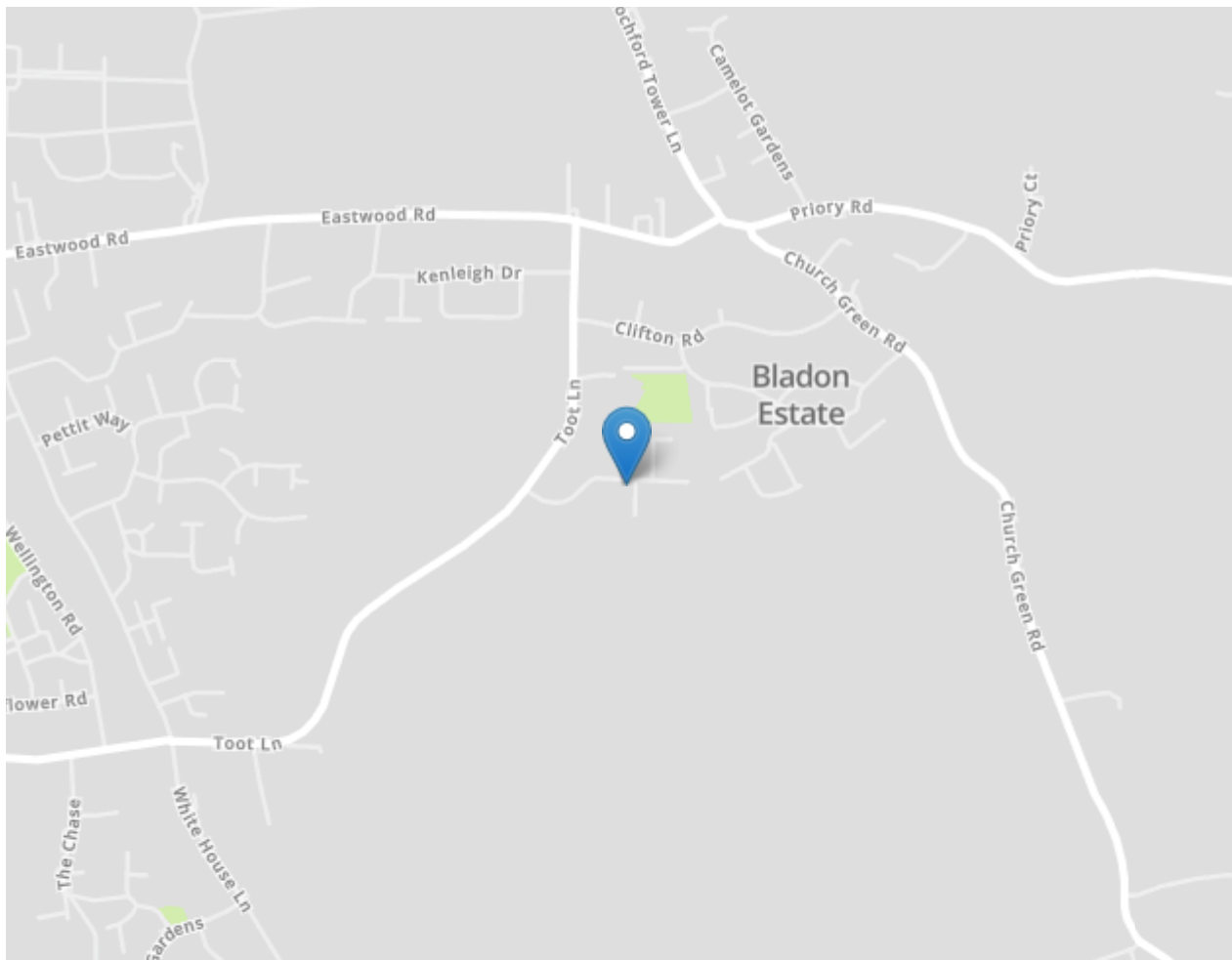
## AGENT'S NOTES

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.

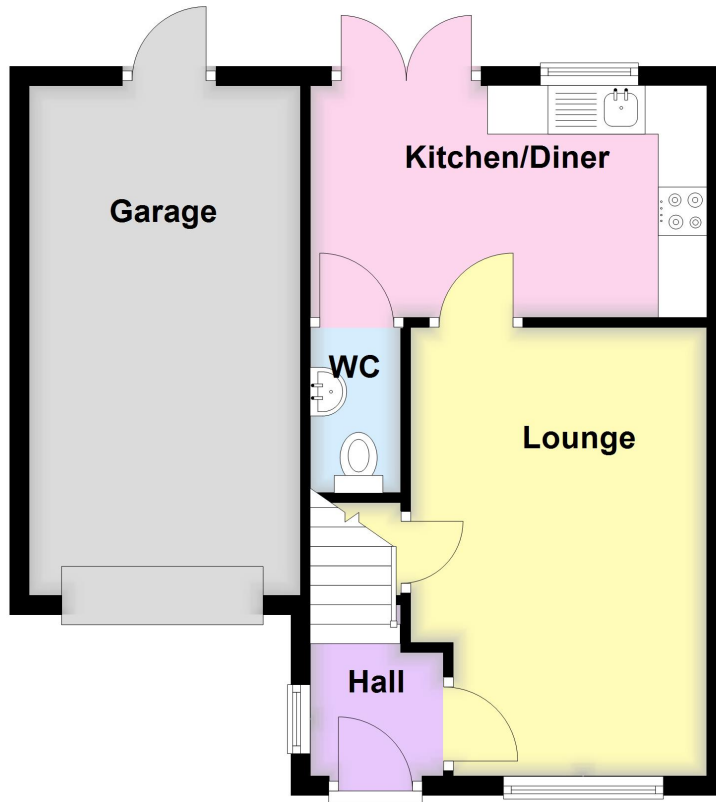


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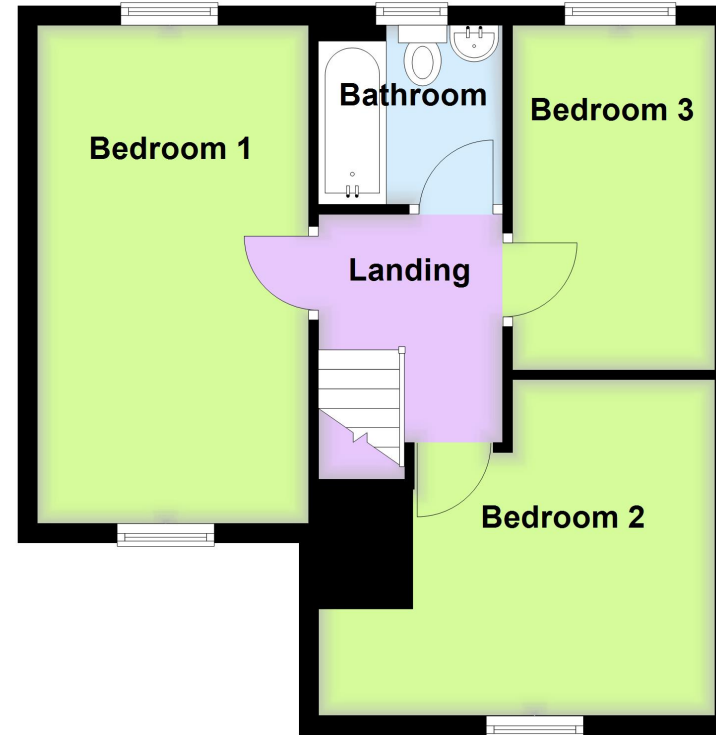
## Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



## First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(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	