



**£95,000**

51 Willoughby Road, Boston, Lincolnshire PE21 9HN

**SHARMAN BURGESS**

**51 Willoughby Road, Boston, Lincolnshire  
PE21 9HN  
£95,000 Freehold**

**ACCOMMODATION**

**LOUNGE DINER**

20' 3" (maximum including archway) x 10' 5" (maximum including under stairs alcove) (6.17m x 3.17m)

Having partially glazed front entrance door, window to front elevation, two radiators, two ceiling light points, staircase leading off, wall mounted digital central heating timer, ornamental fireplace, TV aerial point, telephone point.

A semi detached property with parking, being offered for sale with NO ONWARD CHAIN, situated on Willoughby Road and enjoying views of the Maud Foster watercourse. The accommodation requires updating and modernisation and comprises an open plan lounge diner, kitchen, ground floor bathroom, further garden room/utility area to the ground floor rear. There are two bedrooms to the first floor. Further benefits include gas central heating and a rear garden.



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### KITCHEN

8' 6" x 7' 8" (2.59m x 2.34m)

Having counter tops, one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for gas cooker, radiator, obscure glazed window to side elevation, ceiling mounted strip light, door to: -

### GROUND FLOOR BATHROOM

7' 7" x 5' 3" (2.31m x 1.60m)

Having obscure glazed window to side elevation, panelled bath with wall mounted electric shower above, wash hand basin with vanity unit beneath, tiled floor, radiator, ceiling mounted lighting.

### INNER LOBBY AREA

Having bi-fold door leading to: -

### WC.

Having obscure glazed window, radiator, tiled floor, WC, light point.

### GARDEN ROOM/UTILITY AREA

10' 2" (maximum) x 8' 0" (maximum) (3.10m x 2.44m)

Having wall mounted Viessmann gas combi central heating boiler, plumbing for automatic washing machine, vent for tumble dryer, tiled floor, radiator, dual aspect windows, door to rear garden.

### FIRST FLOOR LANDING

Having ceiling light point.

### BEDROOM ONE

10' 10" (maximum) x 10' 6" (maximum into recess) (3.30m x 3.20m)

Having window to front elevation, radiator, wall mounted lighting.



**SHARMAN  
BURGESS** Est 1996

## BEDROOM TWO

8' 2" (maximum) x 8' 9" (maximum) (2.49m x 2.67m)

Having window to rear elevation, radiator, wall mounted light, built-in over stairs cupboard.

## EXTERIOR

To the front, there is a paved driveway with dropped kerb providing off road parking.

To the rear, the property initially benefits from a paved seating area with further raised paved area with pergola above, extending down to the bottom of the garden where there is a timber shed and a greenhouse. The garden is fully enclosed by fencing.

## SERVICES

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

## REFERENCE

10122024/27948995/DOV



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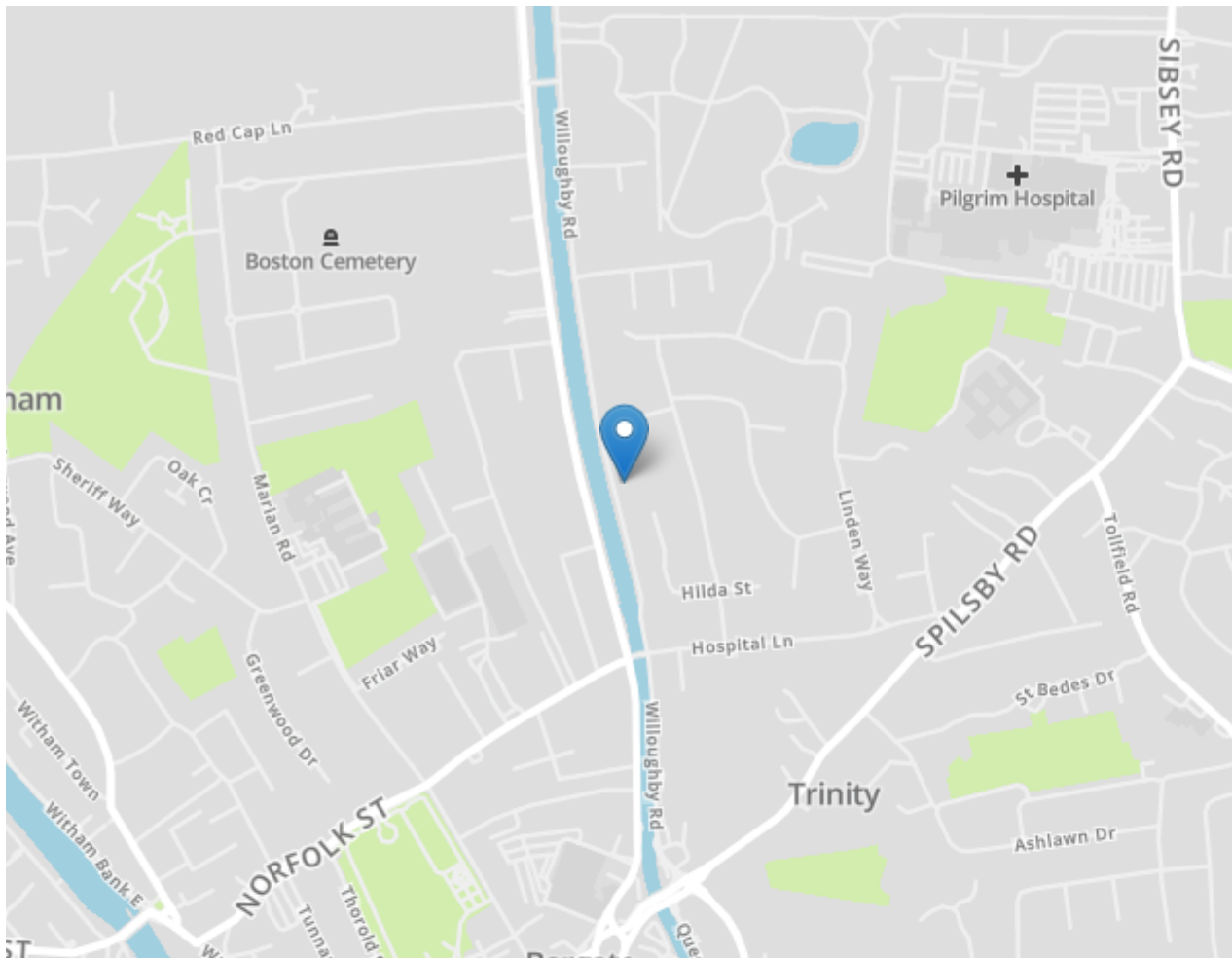
## AGENT'S NOTES

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.

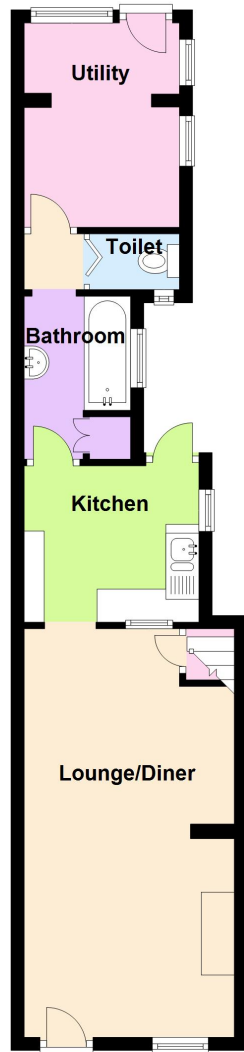
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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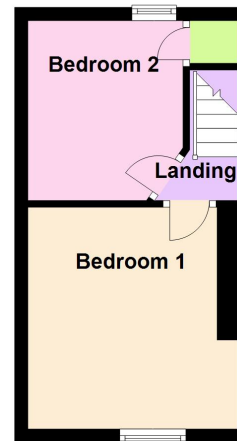
### Ground Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



### First Floor

Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	