



£299,950

2a Tower Street, Boston, Lincolnshire PE21 8RX

SHARMAN BURGESS

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PE21 8RX
£299,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having entrance door, staircase rising to first floor landing, part decorative tiled floor, coved cornice, ceiling light point with ornamental ceiling rose, two further ceiling light points, radiator, obscure glazed window, under stairs storage space with coat hooks and recessed lighting.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising wall mounted wash hand basin with tiled splashback, push button WC, slate tiled floor, ceiling light point.

An impressive detached period property with fantastic views of St Botolph's church. Accommodation comprises an entrance hall with decorative tiled floor, two reception rooms both with log burners, ground floor cloakroom, large refitted breakfast kitchen with integrated appliances. To the first floor are three double bedrooms, one of which benefits from en-suite facilities, and there is an additional impressive refitted first floor shower room. Further benefits include gas central heating, enclosed gardens, hot tub room with hot tub to be included within the sale, garage and off road parking to the rear. The property is within walking distance of Boston train station and over looks both the River Witham and St. Botolph's Church.



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LOUNGE

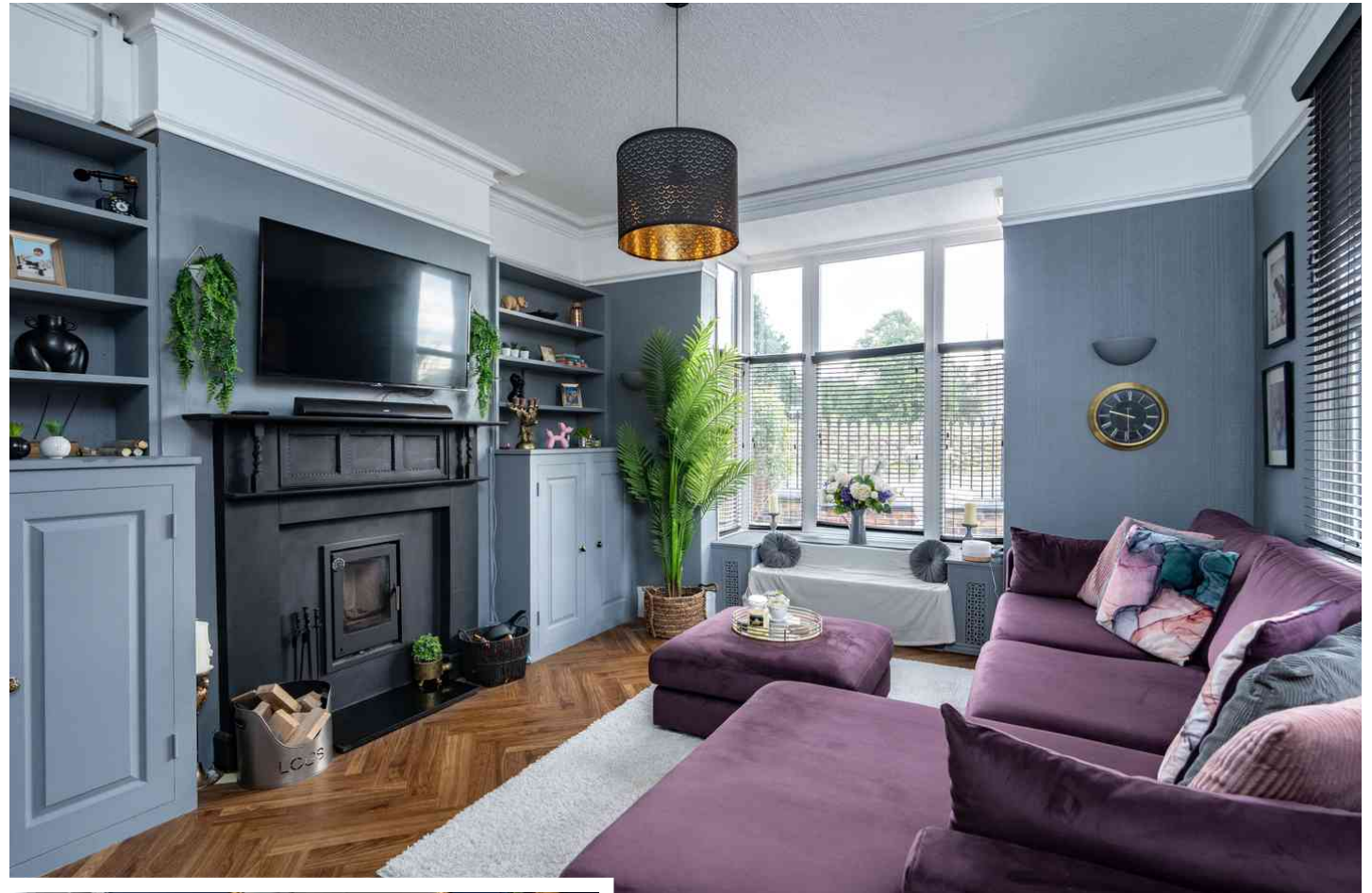
13' 4" (excluding bay window) x 13' 4" (maximum measurement including chimney breast) (4.06m x 4.06m)

Having dual aspect windows, one of which is a feature bay window with box bay seating. Radiator picture rail, coved cornice, ceiling light point, fitted log burner with fitted hearth and display surround. To either side of the chimney breast is a range of built-in shelving and base level storage units.

SITTING ROOM

13' 6" (maximum measurement including chimney breast) x 15' 6" (maximum measurement including bay window) (4.11m x 4.72m)

Having dual aspect windows, one of which is a bay window, picture rail, coved cornice, ceiling light point, ornamental ceiling rose, fitted log burner with hearth and display surround and mantle. To one side of the chimney breast is some built-in recessed shelving and to the other is housing for a TV.



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BREAKFAST KITCHEN

26' 5" x 10' 9" (8.05m x 3.28m)

Having been recently refitted and replaced by the current vendor, the kitchen is of a Contemporary design and comprises counter tops with inset sink and mixer tap with instant boiling water, extensive range of base level storage units, pan drawers, larder style units and matching eye level wall units providing ample storage space. Integrated appliances include a waist height oven and grill, a four ring induction hob with downward extractor, integrated fridge, integrated wine cooler, integrated dishwasher, integrated freezer and a low level kickboard heater. Wall mounted shelving, wood effect tiled flooring, ceiling light points, additional lighting above the breakfast bar area. The breakfast bar also benefits from storage beneath and provides seating for eight people. Double doors lead to the garden to one side and a further set of double doors lead out to a patio. Radiator, wall mounted housing for TV, feature wall mounted electric fire place.

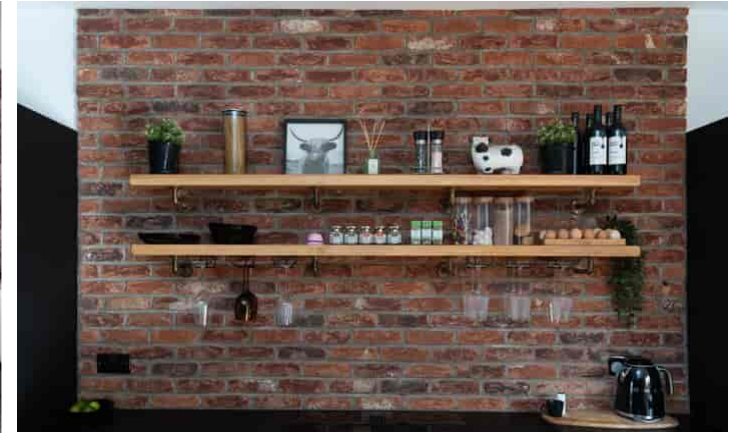


FIRST FLOOR SPLIT LEVEL LANDING

Having three windows, two radiators, ceiling mounted lighting with ornamental ceiling rose, coved cornice, additional wall mounted lighting.

BEDROOM ONE

13' 5" (maximum measurement taken into chimney breast) x 13' 4" (maximum measurement including built-in wardrobes) (4.09m x 4.06m)
Having dual aspect windows with fantastic views of St Botolph's church, range of fitted bedroom furniture comprising wardrobes with hanging rails and shelving within and overhead storage lockers, dressing table, fitted window seat with space for storage beneath, two radiators, picture rail and ceiling light point.



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BEDROOM TWO

13' 4" (maximum measurement) x 13' 5" (maximum measurement including chimney breast) (4.06m x 4.09m)

Having dual aspect windows, picture rail, ceiling light point, built-in wardrobe with hanging rail within and overhead storage locker.

ADDITIONAL BEDROOM SUITE

With door from landing. Currently used as bedroom three and initially having a lobby area with wall mounted coat hooks, ceiling light point. Leading to: -

BEDROOM AREA

11' 0" (maximum measurement) x 13' 4" (maximum measurement) (3.35m x 4.06m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, door to: -

EN-SUITE SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, push button WC, pedestal wash hand basin, tiled floor, obscure glazed window, heated towel rail, ceiling light point.

FAMILY SHOWER ROOM

Having been redesigned by the current vendor to provide excellent shower room facilities comprising a wash hand basin with storage beneath, matching fitted cabinet, WC with concealed cistern, large walk-in shower area with wall mounted shower head and further hand held shower attachment and drainage set within the tiled floor. The tiled flooring continues throughout the remainder of the shower room. Obscure glazed window, fully tiled walls, ceiling recessed lighting, access to roof space, built-in pull out linen basket situated beneath the boiler cupboard which houses the Worcester gas central heating boiler within.



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EXTERIOR

The property sits on a corner plot, with wrought iron railings to the front and side boundaries which enclose the slate bordered garden areas interspersed with a variety of plants and shrubs. Decorative tiles lead to the front entrance door.

The rear garden is initially laid to a paved patio seating area providing entertaining space. There is a section of artificial grass and slate beds and borders interspersed with plants and shrubs. The rear garden is fully enclosed and served by outside power and water.

There is a further fully enclosed patio area accessed from Kitchen providing fantastic entertaining space, which is served by power and lighting and provides access to the:-

HOT TUB ROOM

11' 3" (maximum measurement) x 10' 3" (maximum measurement) (3.43m x 3.12m)

Being predominantly of timber construction with windows and polycarbonate roof. Housing the hot tub which is situated on a paved base and is to be included within the sale.

GARAGE

22' 0" (maximum measurement) x 12' 9" (maximum measurement) (6.71m x 3.89m)

Situated to the rear of the property. Having an electric remote controlled roller door, window to side aspect, personnel door to rear garden, fibreglass roof, served by power and lighting.

SERVICES

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

REFERENCE

26656865/18082023/STU



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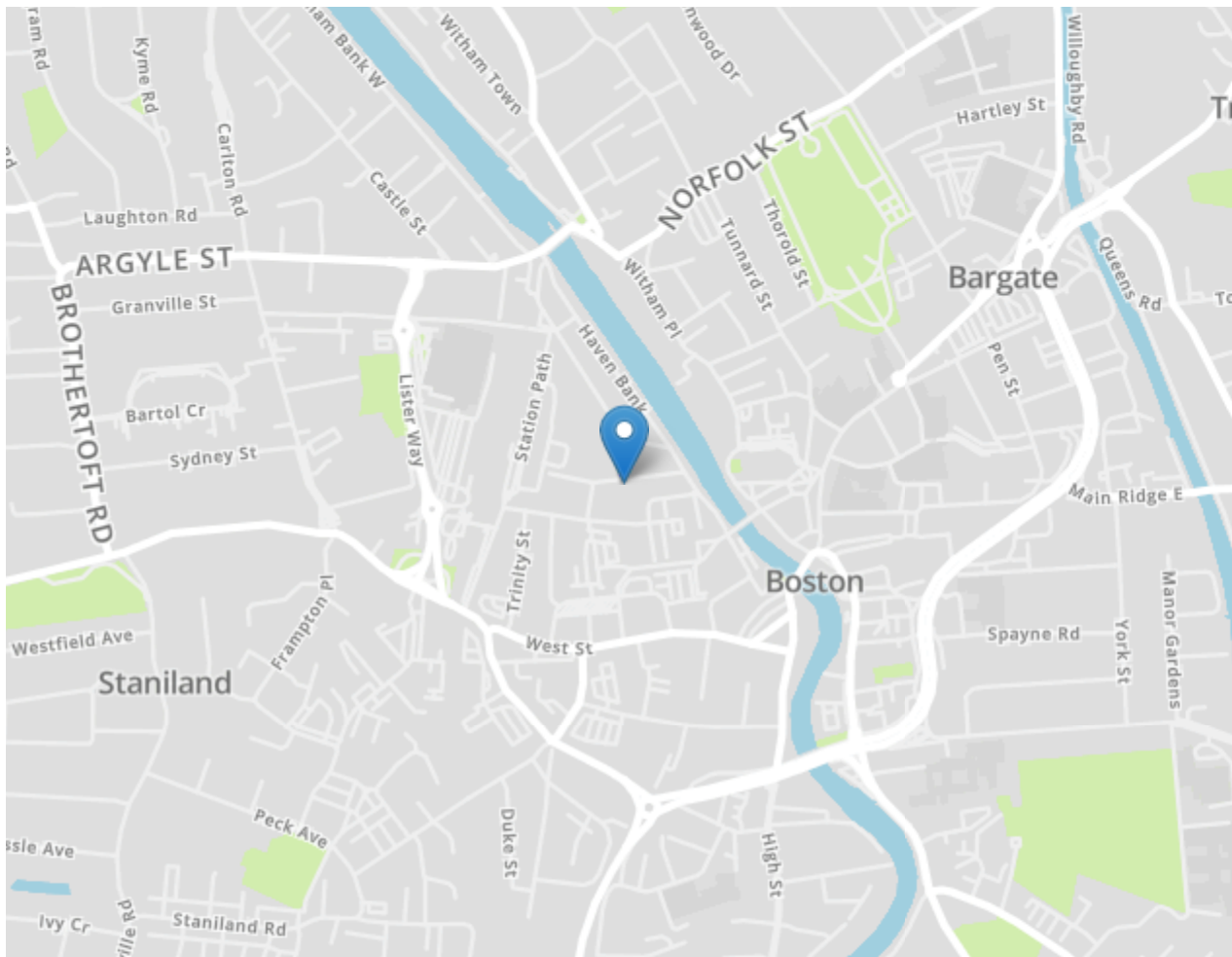
AGENT'S NOTES

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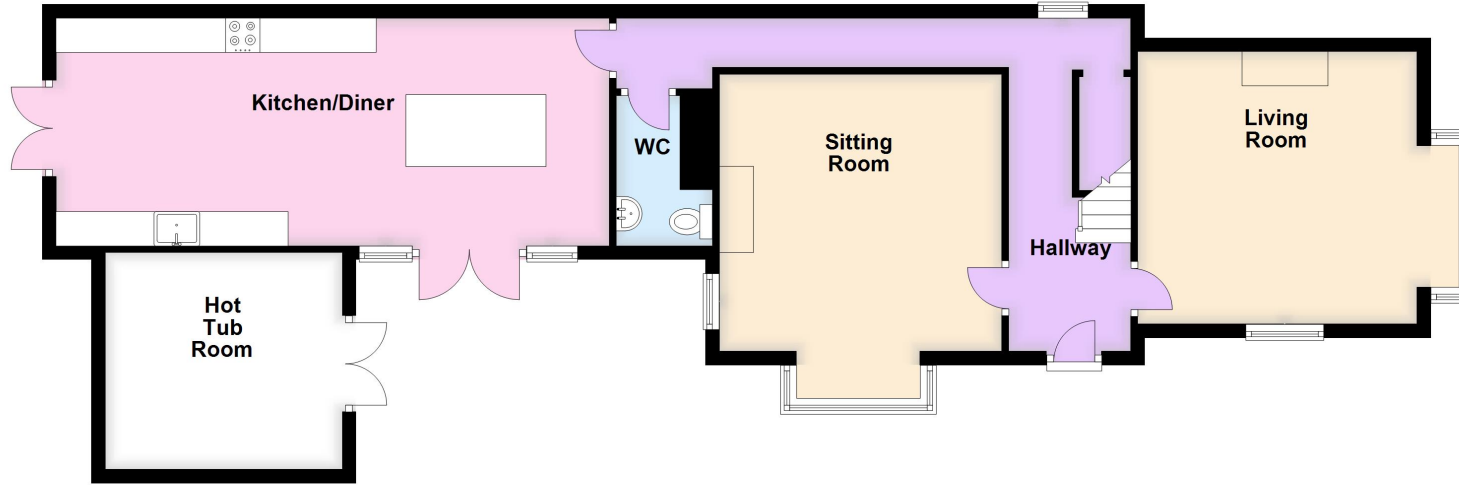
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

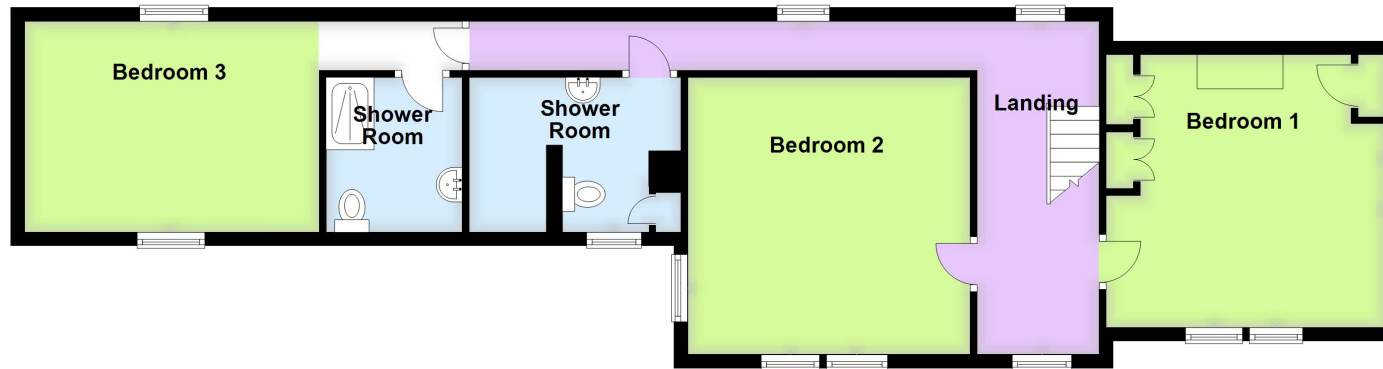


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Ground Floor
Approx. 90.2 sq. metres (970.5 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.8 sq. feet)



Total area: approx. 165.4 sq. metres (1780.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	