



£171,000

60 Horncastle Road, Boston, Lincolnshire PE21 9JA

SHARMAN BURGESS

**60 Horncastle Road, Boston, Lincolnshire
PE21 9JA
£171,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed uPVC front entrance door, wood effect laminate flooring, radiator, coved cornice, ceiling light point, staircase rising to first floor landing.

DINING ROOM/SITTING ROOM

13' 1" x 12' 1" (3.99m x 3.68m) (including chimney breast)

With uPVC double glazed French doors to rear aspect, feature exposed brickwork ornamental fireplace, wood effect laminate flooring, radiator, coved cornice, smoke alarm, ceiling light point and partially glazed doors leading to:-

A deceptively spacious three bedroomed mid terraced house situated in an extremely popular location on the outskirts of Boston overlooking the Maud Foster Waterway. Internally, the accommodation comprises entrance hall, lounge, separate dining room/sitting room, diner kitchen, utility room, downstairs shower room, three independent bedrooms and a family bathroom. The property also benefits from off road parking to the front, uPVC double glazing, gas central heating and enclosed gardens. Viewing is recommended.



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LOUNGE

13' 0" x 11' 9" (3.96m x 3.58m) (including chimney breast)
 With uPVC double glazed bay window to front aspect, television point, electric fireplace, coved cornice, wall light points.

KITCHEN

Having roll edge work surfaces with tiled splashbacks, range of base level units, drawer units and matching eye level wall units, sink and drainer unit with mixer tap, integrated oven and four ring electric hob with fume extractor above, integrated fridge and freezer, integrated dishwasher, tiled floor, radiator, television point, wall mounted gas central heating boiler, two ceiling light points, door to under stairs storage cupboard, two uPVC double glazed windows to side aspect and partially glazed double doors leading to:-

UTILITY ROOM

11' 4" x 8' 7" (3.45m x 2.62m)
 With roll edge work surface with tiled splashback and space and plumbing for automatic washing machine beneath, space for standard height fridge or freezer, tiled floor, radiator, ceiling light point, uPVC double glazed window to side aspect, partially obscure glazed uPVC side entrance door and a further door to:-

GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted mixer shower and tiling within, radiator, push button WC, wash hand basin with tiled splashback, tiled floor, extractor fan, two ceiling spotlights, obscure uPVC double glazed window to side aspect.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

With radiator, two access points to loft space, two ceiling light points, door to storage cupboard, doors to three independent bedrooms and family bathroom.

BEDROOM ONE

15'8" x 12'10" (4.78m x 3.91m)

With two uPVC double glazed windows to front aspect, feature wooden flooring, radiator, telephone point, television point, ceiling light point.

BEDROOM TWO

13'2" x 9'5" (4.01m x 2.87m)

With uPVC double glazed window to rear aspect, television point, radiator, ceiling light point.

BEDROOM THREE

8'8" x 7'11" (2.64m x 2.41m)

With uPVC double glazed window to rear aspect, radiator, ceiling light point.

FAMILY BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and hand held shower attachment, wash hand basin with fitted vanity unit beneath, WC, Vinyl flooring, radiator, partially tiled walls, recessed ceiling spotlights, obscure uPVC double glazed window to side aspect.

EXTERIOR

To the front of the property is a gravelled driveway which provides off road parking for one vehicle. A concrete paved pathway leads to the front entrance door.

The rear garden comprises a central lawned area and block paved patio which provides space for tables and chairs. A concrete pathway leads to a barked children's play area to the rear with gated access leading to Grand Sluice Lane.

The external areas are served by wall mounted security lighting and an outside tap.

STORE/HOBBY ROOM

15'1" x 10'8" (4.60m x 3.25m) (approximate internal measurements)

With uPVC double glazed French doors to front aspect, being served by power and lighting.

SERVICES

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

REFERENCE

19012023/BAK



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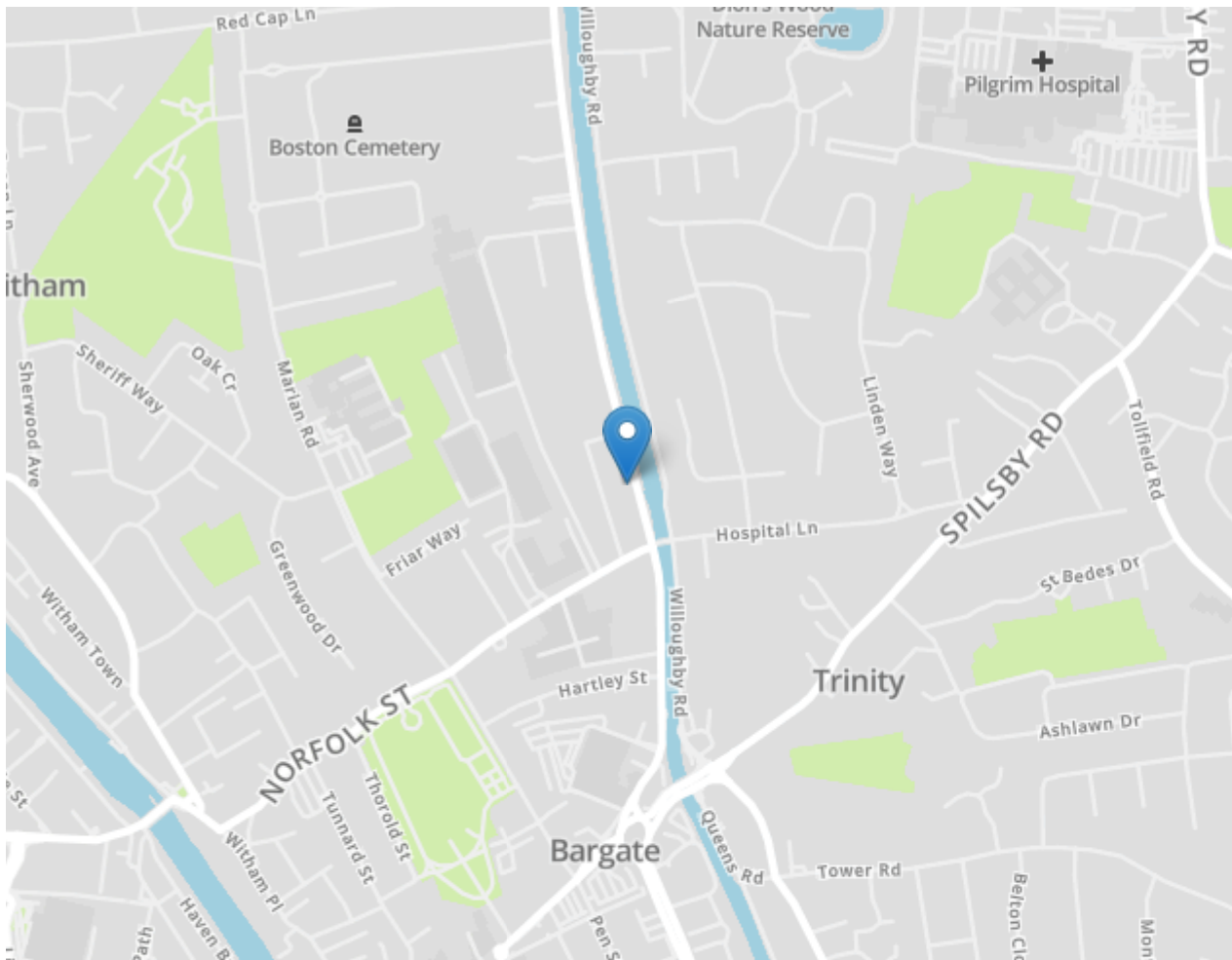
AGENT'S NOTES

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.

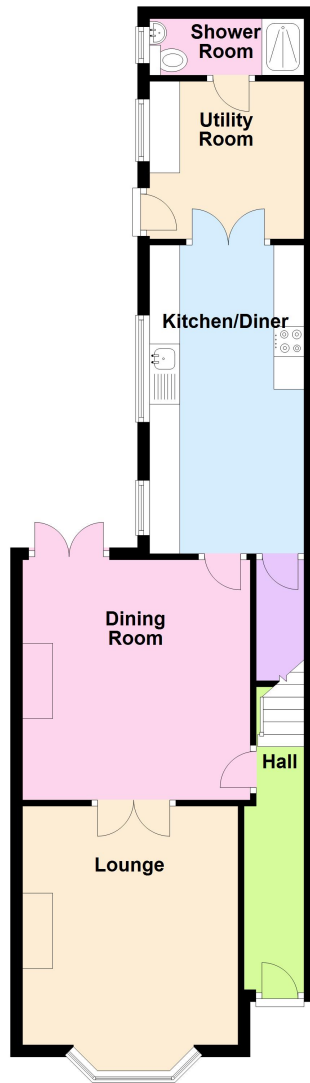
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

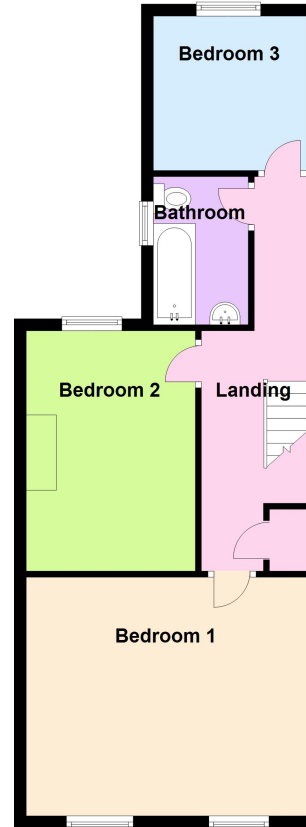


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Ground Floor
Approx. 59.9 sq. metres (645.0 sq. feet)



First Floor
Approx. 51.2 sq. metres (550.7 sq. feet)



Total area: approx. 111.1 sq. metres (1195.7 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		
(55-68)	D		69
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	