



SHARMAN
BURGESS
FOR SALE
01205 361161

£259,950

5 Crafton Lane, Boston, Lincolnshire PE21 7TZ

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£259,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, staircase leading off, under stairs storage cupboard, coved cornice, ceiling light point, Karndean flooring with decorative border.

LOUNGE

16' 8" (maximum into bay window) x 12' 10" (5.08m x 3.91m)
Having Karndean flooring, feature bay window to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, living flame coal effect gas fire with fitted inset and hearth and display surround. Obscure glazed double doors to:

A detached family home situated in a cul-de-sac location with full planning permission (Ref: B/21/0368) in place for extension should it be required. Current accommodation comprises an entrance hall with Karndean flooring, lounge with Karndean flooring, large open plan kitchen diner, spacious brick and uPVC conservatory to the rear, utility room and ground floor cloakroom. To the first floor are three bedrooms arranged off a landing, with en-suite shower room to bedroom one, and a family bathroom. Further benefits include two driveways providing off road parking, single garage, gas central heating and enclosed garden to the rear.



SHARMAN BURGESS

KITCHEN DINER

20' 9" x 10' 10" (6.32m x 3.30m)

Also accessed from entrance hall. A modern well appointed fitted kitchen comprising counter tops with matching upstand and inset one and half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring gas hob with decorative splashback and stainless steel illuminated fume extractor above, plumbing for dishwasher, space for American style fridge freezer, return work surface providing breakfast bar and storage beneath, tiled flooring, radiator, coved cornice, ceiling recessed lighting, ceiling light point to dining area.

UTILITY ROOM

6' 8" (maximum) x 4' 9" (maximum) (2.03m x 1.45m)

Having roll edge work surfaces with stainless steel sink and drainer with mixer tap, base level storage units, space for condensing tumble dryer, plumbing for automatic washing machine, tiled flooring, radiator, coved cornice, ceiling light point, extractor fan, widow to rear aspect, obscure glazed side entrance door.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner pedestal wash hand basin with mixer tap and tiled splashback, push button WC, tiled flooring, radiator, obscure glazed window, coved cornice, ceiling light point.



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CONSERVATORY

16' 8" x 12' 10" (5.08m x 3.91m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having ceiling light point incorporating fan, fitted window blinds, wall mounted electric heater and power points.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

11' 9" (maximum) x 11' 8" (maximum) (3.58m x 3.56m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with overhead shower and additional hand held shower attachment within, heated towel rail, electric shaver point, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.

BEDROOM TWO

11' 9" (maximum) x 11' 0" (maximum) (3.58m x 3.35m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

8' 3" (maximum) x 7' 8" (maximum) (2.51m x 2.34m)

Having window to rear aspect, coved cornice, ceiling light point, access to roof space.



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FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and tiled splashbacks, push button WC, wash hand basin with vanity unit beneath and tiled surround, two obscure glazed windows to front aspect, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point.

EXTERIOR

To the front, the property benefits from two gravelled driveways providing off road parking, with one providing vehicular access to the garage. Paved access leads to the front entrance door

SINGLE GARAGE

Having up and over door, served by power and lighting, housing the wall mounted gas central heating boiler.

The enclosed rear garden is predominantly laid to lawn and benefits from a paved seating area. The garden is served by outside lighting.

AGENTS NOTE

Prospective purchasers should be aware that the property currently has full planning permission (Ref: B/21/0368) for the erection of a two storey side extension including conversion of existing garage. The decision was granted on 23rd September 2021 and is valid for four years. The plans are available to view via the Boston Borough Council website.

SERVICES

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



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REFERENCE

06032024/27258745/PYC



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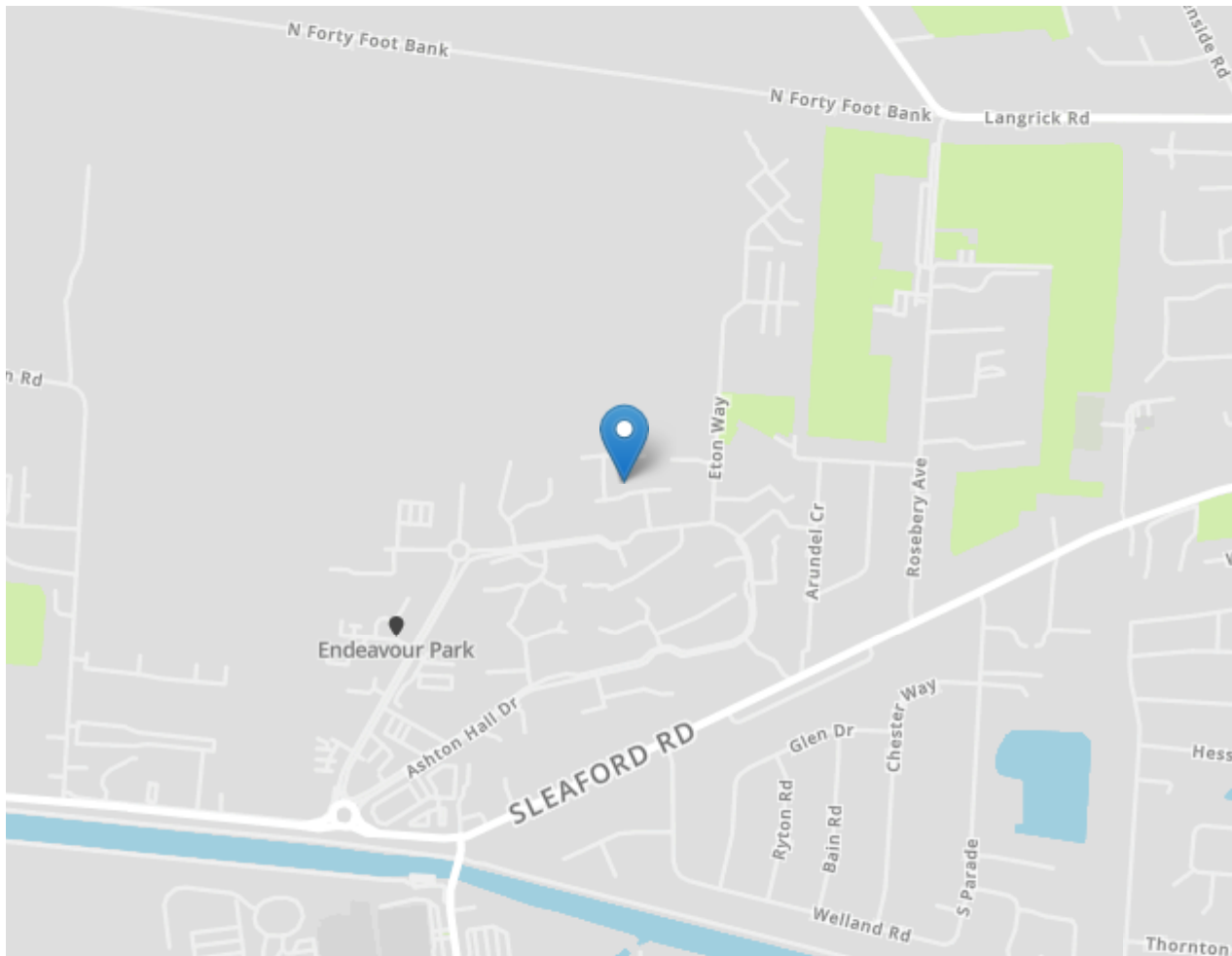
AGENT'S NOTES

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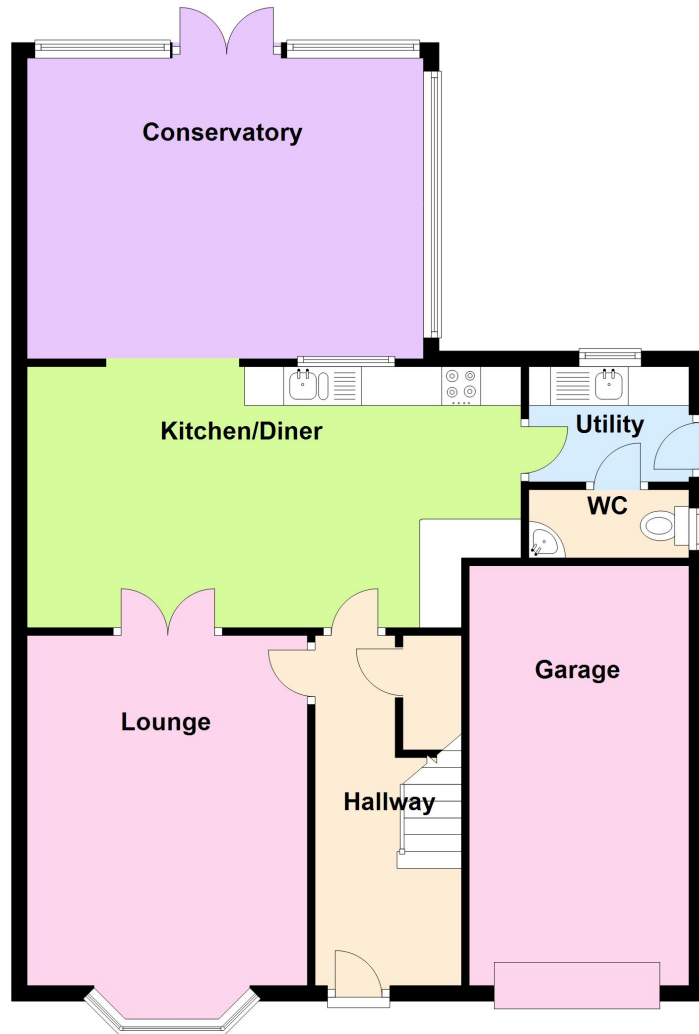
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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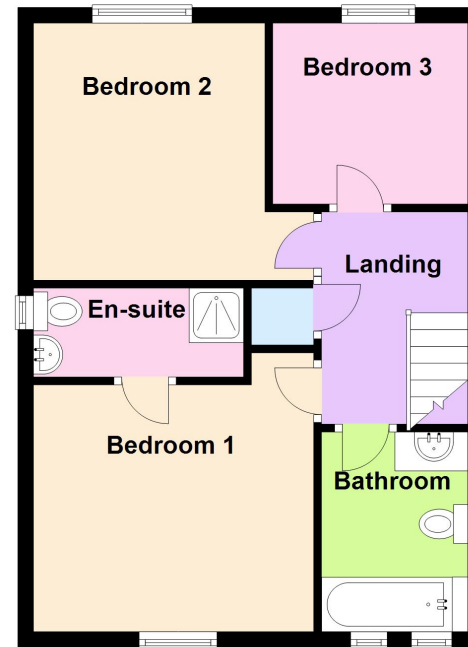
Ground Floor

Approx. 88.0 sq. metres (946.8 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 131.6 sq. metres (1416.9 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	