



£250,000

Westbourne, Spayne Road, Boston, Lincolnshire PE21 6JT

SHARMAN BURGESS

**Westbourne, Spayne Road, Boston,
Lincolnshire PE21 6JT
£250,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC front entrance door, radiator, wood laminate flooring, staircase leading off, coved cornice, TV aerial point, double glazed window to side elevation, under stairs storage cupboard.

LOUNGE DINER

22' 10" x 11' 5" (maximum) (6.96m x 3.48m)

Having wood laminate flooring, radiator, double glazed window to front elevation, coved cornice, two ceiling light points, additional wall light points, radiators, TV aerial point, gas fireplace with marble hearth and surround.

A well presented three bedroomed detached property which has been partially extended to the ground floor rear, providing scope for further improvement to the property. Accommodation comprises an entrance hall, lounge diner, kitchen, rear ground floor extension, with three bedrooms to the first floor together with a modern three piece family bathroom. Further benefits include ample off road parking, enclosed rear garden and gas central heating. The property is situated within easy reach of Boston Town Centre and its amenities.



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KITCHEN

10' 7" x 8' 3" (3.23m x 2.51m)

Being fitted with a range of wall and base level storage units, areas of work surfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, integrated oven, four ring gas hob with extractor hood above, space for upright fridge freezer, tiled flooring, partly tiled walls, coved cornice, double glazed window to side elevation, concealed wall mounted Worcester gas central heating boiler, uPVC glazed door through to rear extension.

REAR EXTENSION

Formed of two parts incorporating the former detached garage and comprising: -

SECTION ONE

15' 11" (maximum) x 24' 2" (4.85m x 7.37m)

Having scope and potential to provide the property with a good sized family room or open space for kitchen and living area. This section comprises double glazed patio doors to front elevation, double glazed sliding patio doors leading to the rear garden, rooflight. Up and over door to: -

SECTION TWO - FORMER GARAGE

18' 1" x 11' 0" (5.51m x 3.35m)

Provisionally intended to be a sitting room and ground floor bathroom, with a partly studded separating wall. Having double glazed door to rear elevation, double glazed window to side elevation.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having stairs rising from entrance hall, wood laminate flooring, double glazed window to side elevation, coved cornice, access to roof space.

BEDROOM ONE

10' 9" x 11' 3" (3.28m x 3.43m)

Having wood laminate flooring, double glazed window to rear elevation, coved cornice, TV aerial point, radiator.

BEDROOM TWO

11' 3" x 10' 9" (3.43m x 3.28m)

Having double glazed window to front elevation, wood laminate flooring, coved cornice, radiator.

BEDROOM THREE

7' 10" x 6' 8" (2.39m x 2.03m)

Having wood laminate flooring, fitted wardrobe, TV aerial point, radiator, double glazed window to front elevation.

BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and rainfall shower above with hand held shower attachment and fitted shower screen, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, coved cornice, ceiling recessed spotlights, built-in storage, tiled floor.

EXTERIOR

The property is approached over a good sized gravelled driveway which provides ample off road parking. The front and side boundaries are denoted by brick walls and hedging.

The rear garden is predominantly laid to lawn, with two covered decked seating areas. The garden houses a timber storage shed and is fully enclosed by timber fencing.

AGENTS NOTE

Prospective purchasers are advised that the ground floor rear extension requires the installation of heating and electrics. There is electricity connected to the former garage area but wiring and radiators need to be installed.

SERVICES

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

REFERENCE

12122024/25002905/KAM



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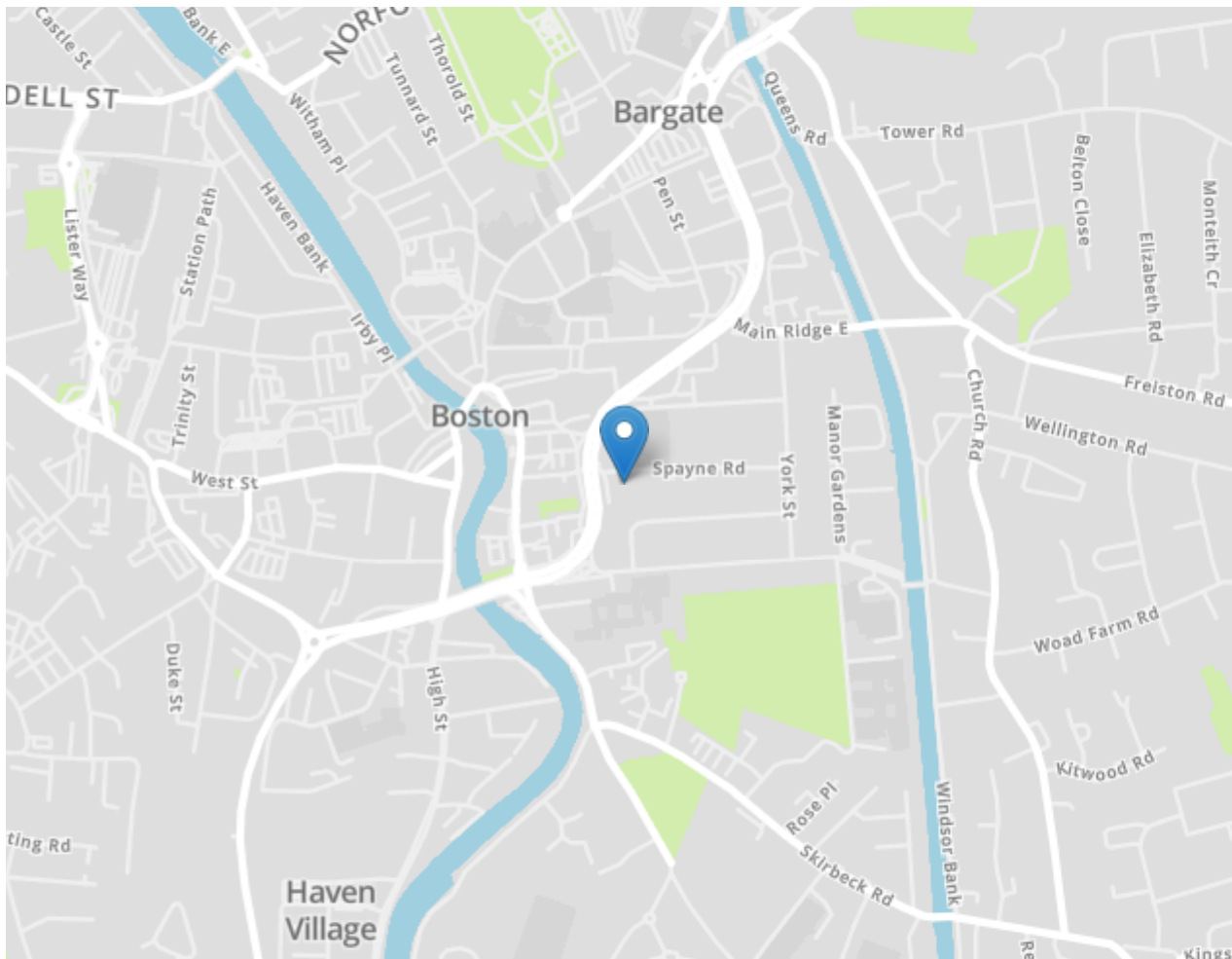
AGENT'S NOTES

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.

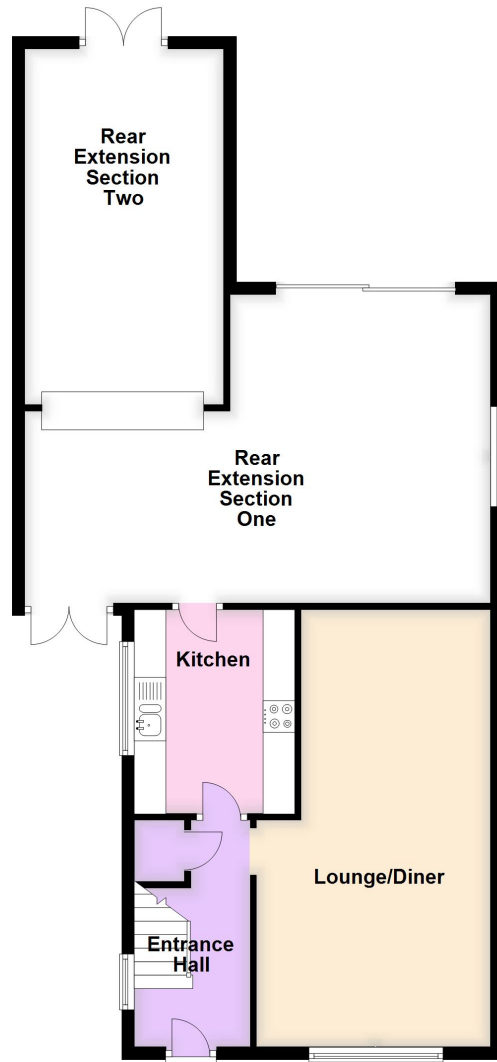
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

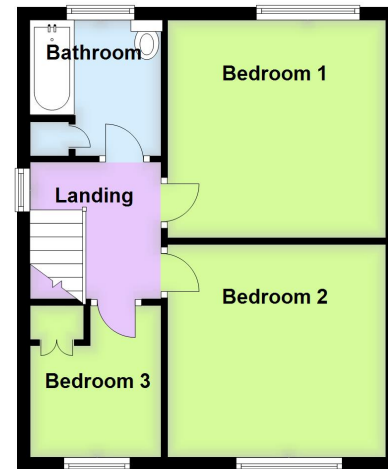


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Ground Floor
Approx. 87.5 sq. metres (941.4 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 125.8 sq. metres (1354.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(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	