



**£240,000**

54 Smalley Road, Fishtoft, Boston, Lincolnshire PE21 0NJ

**SHARMAN BURGESS**



**54 Smalley Road, Fishtoft, Boston,  
Lincolnshire PE21 0NJ  
£240,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, stairs rising to first floor landing, tiled floor, radiator, two ceiling light points, door to:-

**CLOAKROOM**

With a two piece suite comprising a wash hand basin with mixer tap and vanity unit beneath, WC, heated towel rail, obscure glazed window to front aspect, ceiling light point, tiled floor, walls tiled to approximately half height.

**LOUNGE**

14' 8" x 11' 7" (4.47m x 3.53m) (both maximum measurements)  
Having window to front aspect, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat.

An extended, detached home situated in a cul-de-sac location with accommodation comprising a lounge, separate sitting room, kitchen diner, conservatory and cloakroom. To the first floor are four bedrooms with en-suite to bedroom one and a family bathroom. Further benefits include a driveway, single garage, gas central heating and enclosed garden to the rear.



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#### **KITCHEN DINER**

14' 10" x 9' 7" (4.52m x 2.92m)

Having counter tops with stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units, plumbing for washing machine, space for cooker, wall mounted Worcester gas central heating boiler, space for twin height fridge freezer, ceiling light point to dining area, additional recessed lighting to kitchen area, tiled floor throughout, radiator, under stairs storage cupboard, window to rear aspect, sliding patio doors to: -

#### **CONSERVATORY**

9' 2" x 7' 7" (2.79m x 2.31m)

Of brick and uPVC double glazed construction with polycarbonate roof. With French doors leading to the garden, tiled floor, power point and ceiling point.

#### **SITTING ROOM**

14' 2" x 13' 3" (4.32m x 4.04m)

Having dual aspect windows to front and rear of the property, radiator, ceiling light point, TV aerial point.

#### **FIRST FLOOR LANDING**

With access to roof space, ceiling light point, built-in linen cupboard with slatted shelving within.

#### **BEDROOM ONE**

9' 2" x 9' 10" (2.79m x 3.00m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

#### **EN-SUITE SHOWER ROOM**

Having shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, WC, pedestal wash hand basin with tiled splashback, obscure glazed window to front aspect, extractor fan, ceiling recessed lighting, radiator.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

14' 1" x 13' 3" (4.29m x 4.04m)

With dual aspect windows to front and rear of the property, radiator, ceiling light point, access to roof space, built-in wardrobe.

### BEDROOM THREE

9' 5" x 8' 4" (2.87m x 2.54m) (both maximum measurements)

with window to rear aspect, radiator, ceiling light point.

### BEDROOM FOUR

10' 7" (maximum measurement) x 6' 3" (3.23m x 1.91m)

With window to rear aspect, radiator, ceiling light point.

### BATHROOM

Having a three piece suite comprising pedestal wash hand basin, WC, panelled bath with mixer tap and shower attachment, tiled splashbacks where required, obscure glazed window, ceiling recessed lighting, extractor fan, radiator.

### EXTERIOR

To the front, the property benefits from a tarmac driveway which provides off road parking. The property also benefits from an additional granite gravelled area to the immediate front of the property.

### GARAGE

18' 7" x 8' 6" (5.66m x 2.59m) (both maximum measurements)

Having up and over door, served by power and lighting, boarded loft space suitable for storage.

### REAR GARDEN

The rear garden is initially laid to a paved patio seating area leading to two sections of lawn. The garden is fully enclosed by fencing and served by outside tap and lighting. The garden benefits from a timber garden shed which is to be included within the sale. Gated access leads back round to the front of the property.

### SERVICES

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

### REFERENCE

26123885/17042023/AND





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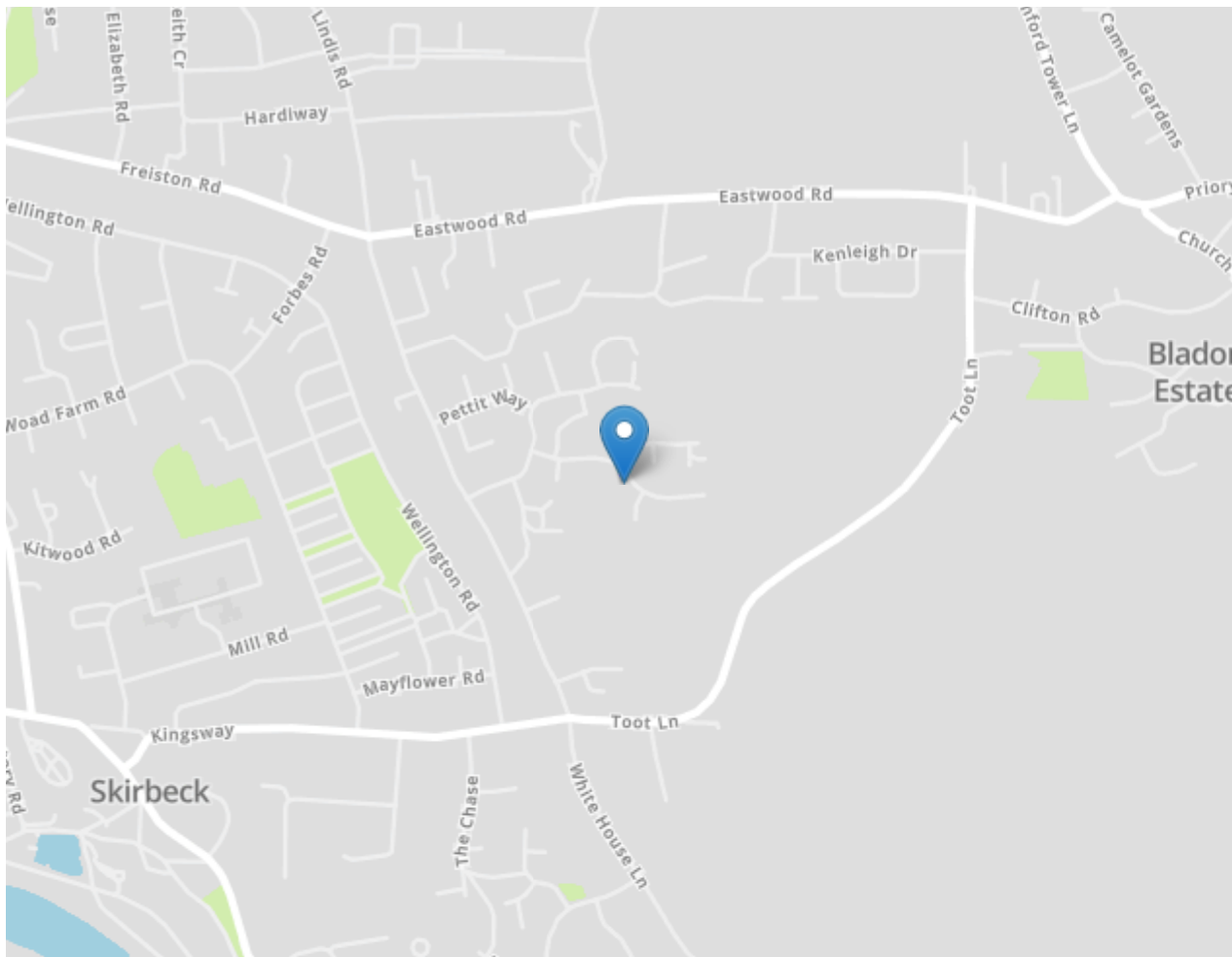
## AGENT'S NOTES

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.

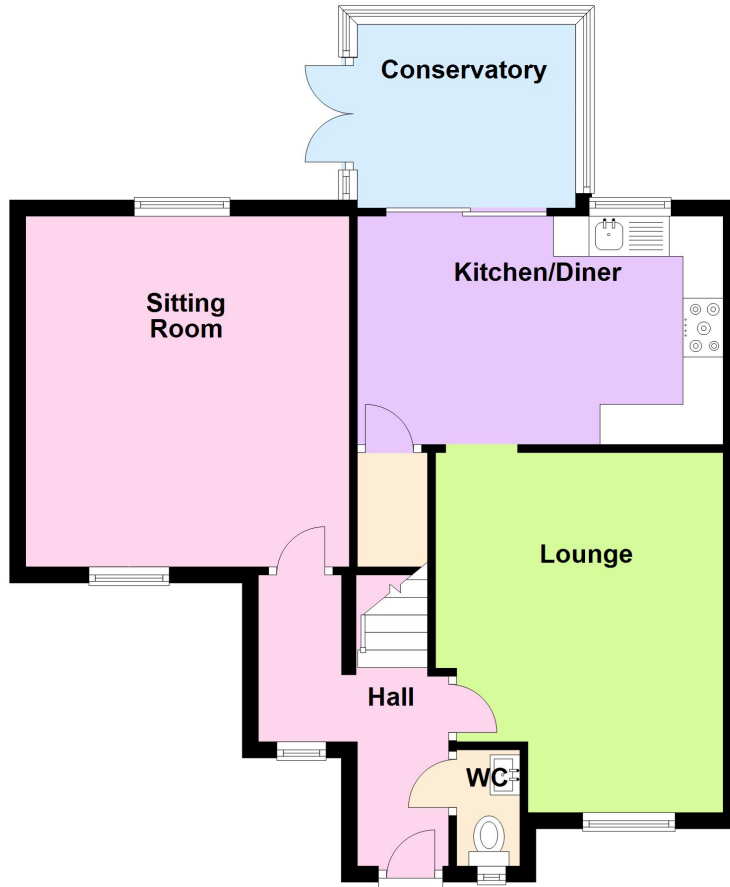


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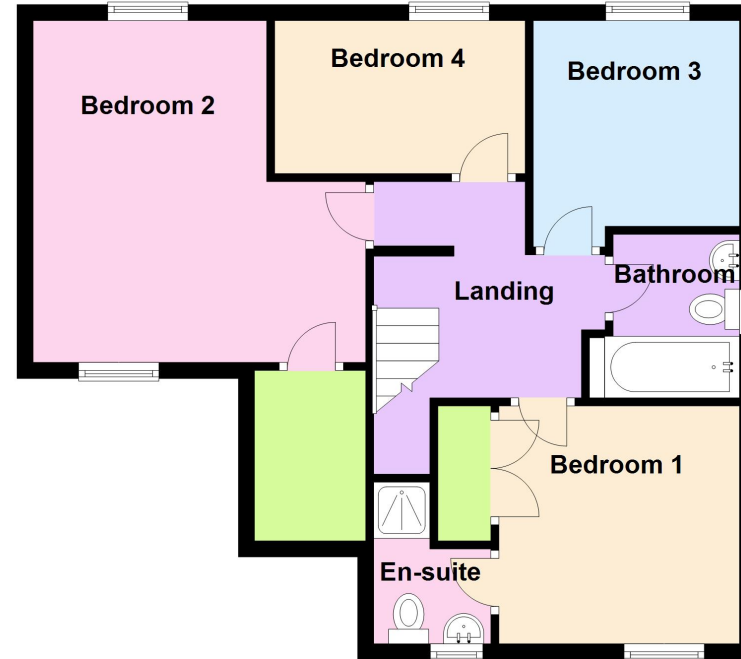
### Ground Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			