



£187,500

29 Almond Walk, Boston, Lincolnshire PE21 8HJ

SHARMAN BURGESS

**29 Almond Walk, Boston, Lincolnshire
PE21 8HJ
£187,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door with obscure glazed windows to either side and above, staircase leading off, wall mounted Creda electric heater, wall mounted lighting, telephone point.

LOUNGE

15' 0" (maximum into bay window) x 10' 10" (maximum) (4.57m x 3.30m)

With feature bay window to front aspect, radiator, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

An extended detached home being offered for sale with NO ONWARD CHAIN, in need of some modernisation and improvement but providing potential for a fantastic family home. Accommodation comprises an entrance hall, lounge, dining room, kitchen, separate sitting room and ground floor cloakroom. To the first floor are three bedrooms and a shower room arranged off a landing. Further benefits include gas central heating, single garage, block paved driveway and good sized gardens extending to the rear.



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DINING ROOM

14' 3" x 8' 10" (4.34m x 2.69m)

With radiator, ceiling light point, counter top with base level storage beneath and additional wall mounted units. Under stairs storage cupboard with lighting, wall mounted shelving and wall mounted coat hooks within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC and corner wash hand basin. Walls tiled to approximately half height, ceiling light point, extractor fan.

KITCHEN

10' 8" x 9' 8" (3.25m x 2.95m)

Having roll edge work surfaces with tiled splashbacks and inset one and a half bowl stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units including glazed display cabinets, plumbing for automatic washing machine, space for condensing tumble dryer, space for electric cooker, space for twin height fridge freezer, wall mounted Worcester gas central heating boiler, window to rear aspect, obscure glazed door leading to the rear garden, ceiling mounted strip light.

SITTING ROOM

11' 7" (maximum) x 10' 9" (maximum) (3.53m x 3.28m)

Having radiator, ceiling light point, window to rear aspect, single door leading to rear garden.

FIRST FLOOR LANDING

Having window to side aspect, ceiling light point, access to roof space.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 0" (maximum) x 10' 9" (maximum) (3.35m x 3.28m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobes with hanging rails within, overhead storage lockers and dressing table.

BEDROOM TWO

11' 0" (maximum) x 10' 9" (maximum) (3.35m x 3.28m)

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

BEDROOM THREE

6' 9" (maximum) x 6' 2" (maximum) (2.06m x 1.88m)

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

SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower and fitted shower screen. Fully tiled walls, radiator, coved cornice, ceiling light point, obscure glazed window to rear aspect, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. There is a low level wall to the front boundary

SINGLE GARAGE

Having up and over door, personnel door to rear aspect, served by power and lighting.

The rear garden is initially laid to a paved patio seating area, leading to the remainder which initially comprises a lawned section with well stocked borders housing a variety of flowering plants, shrub and trees. A pathway leads to the rear section of the garden which is laid to wild flowers. The garden is fully enclosed by fencing and houses a timber shed, an approximate 6ft x 8ft greenhouse and an approximate 10ft x 8ft greenhouse, all of which are to be included within the sale.

SERVICES

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

REFERENCE

20022024/26653637/DUN



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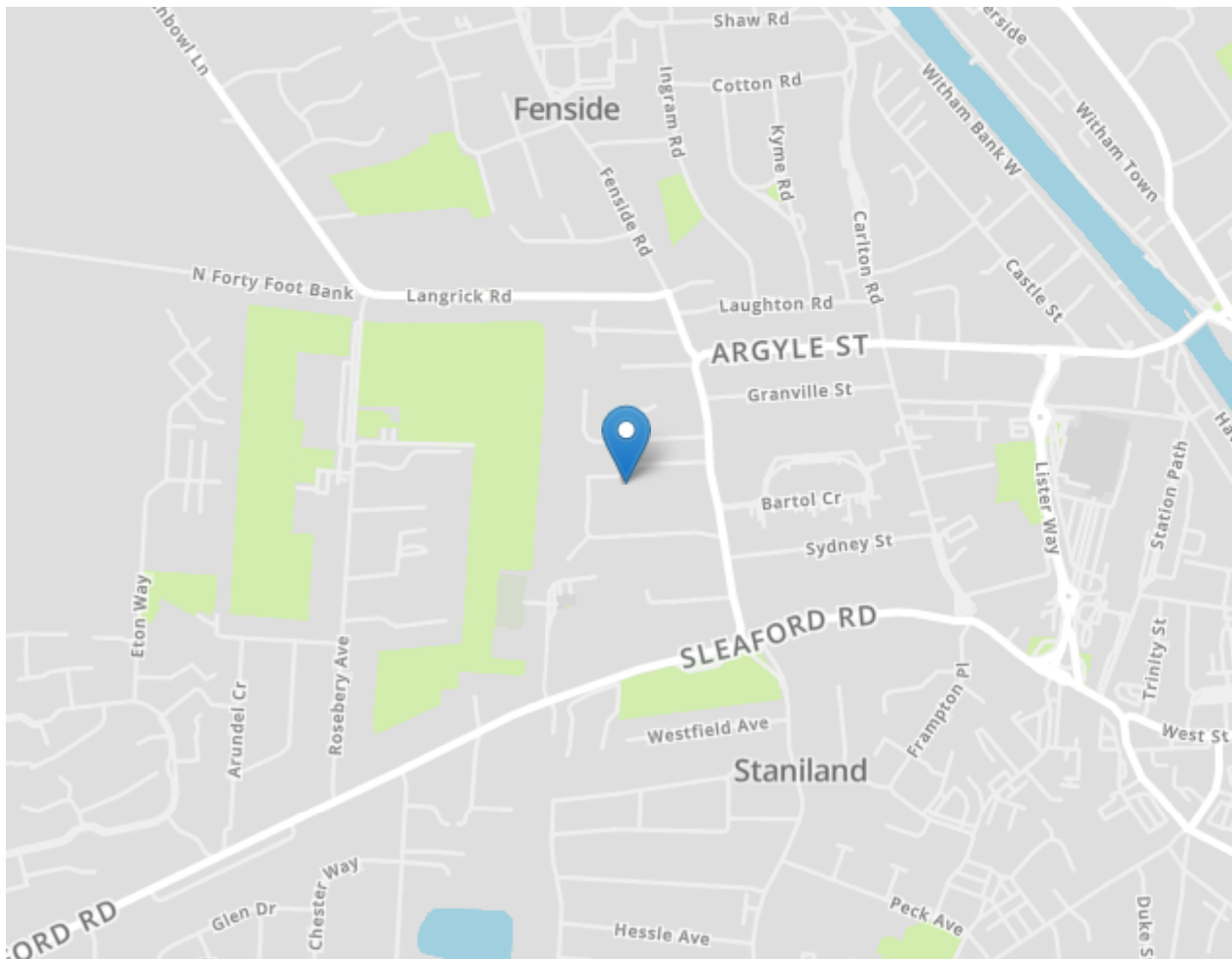
AGENT'S NOTES

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.

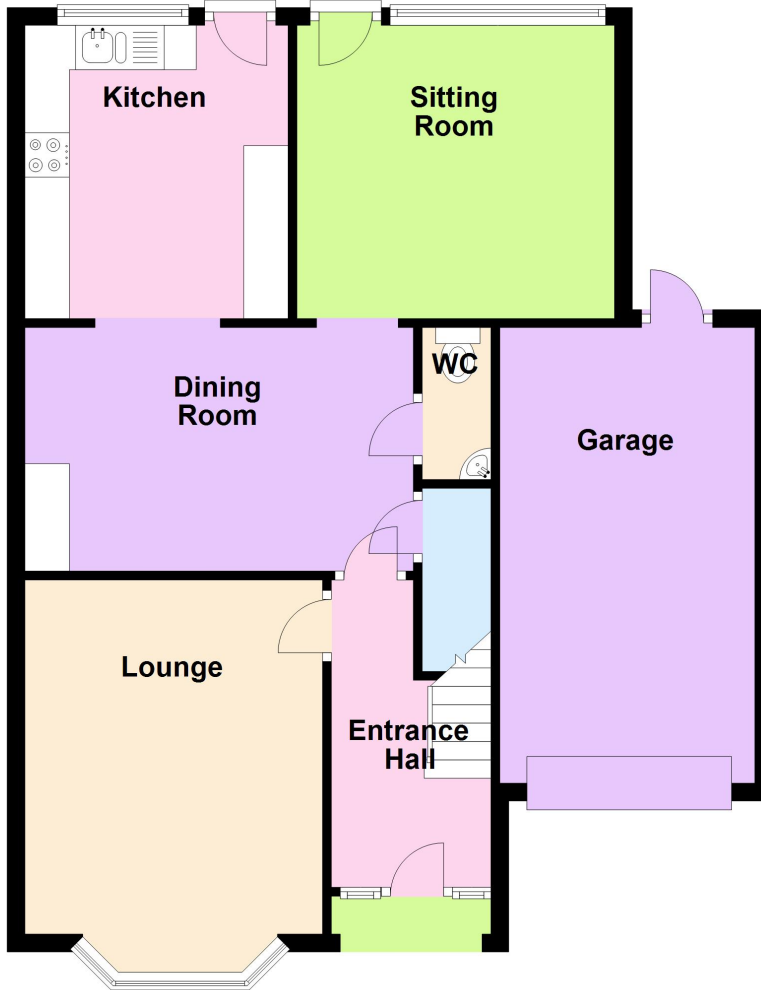
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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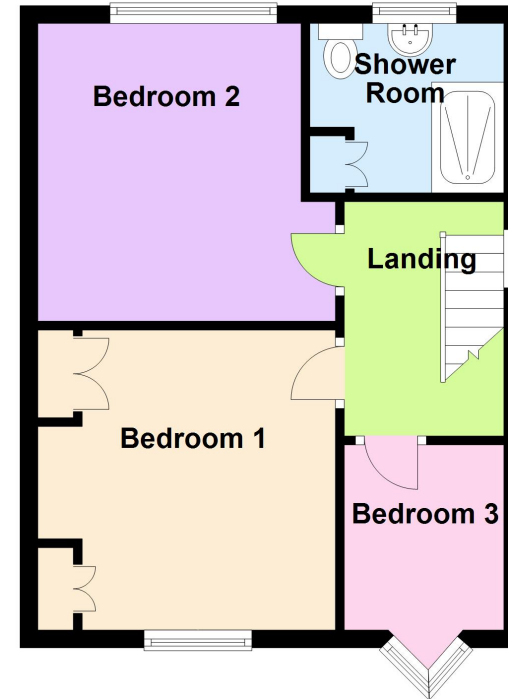
Ground Floor

Approx. 74.0 sq. metres (796.4 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 110.0 sq. metres (1184.4 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		76
(55-68)	D	55	
(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	