



£160,000

79 Horncastle Road, Boston, Lincolnshire PE21 9HY

SHARMAN BURGESS



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Est 1996

A fantastic period property enjoying views over the Maud Foster waterway, driveway providing parking and a good sized garden to the rear. The accommodation comprises an entrance hall, lounge with feature bay window and open fire, dining room, kitchen, rear entrance which could potentially be used as a study/office area, two double bedrooms to the first floor and a large four piece family bathroom also to the first floor. Further benefits include gas central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE PORCH

With partially obscure glazed front entrance door with obscure glazed panel above, light point, further door leading into the:-

ENTRANCE HALL

With staircase rising to first floor landing, radiator, coved cornice, ceiling light point.

LOUNGE

14' 2" (maximum measurement into bay window) x 11' 6" (maximum measurement including chimney breast) (4.32m x 3.51m)
With feature bay window to front aspect, TV aerial point, radiator, coved cornice, ceiling light point with ornamental ceiling rose, feature open fireplace with dogtooth grate and display mantle.

DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m) (both maximum measurements)
With window to rear aspect, picture rail, coved cornice, ceiling light point, wall mounted gas fire, under stairs storage cupboard.

KITCHEN

13' 3" x 8' 5" (4.04m x 2.57m)

With counter top, inset sink and drainer unit with mixer tap with hose attachment, range of base level storage units, base level wine rack, matching eye level wall units, space for cooker, plumbing for automatic washing machine, plumbing for dishwasher, space for twin height fridge freezer, ceiling light point, window to side aspect, Xpelair extractor fan, tiled flooring, radiator.

REAR ENTRANCE/POTENTIAL OFFICE AREA

12' 4" x 8' 5" (3.76m x 2.57m) (both maximum measurements)

With door leading to the exterior, dual aspect windows to both the side and rear of the property, radiator, ceiling light point, built-in work surface with base level drawers beneath and shelving above.

FIRST FLOOR LANDING

With access to roof space, ceiling light point.

BEDROOM ONE

14' 10" x 12' 0" (4.52m x 3.66m) (both maximum measurements)

With three windows to the front aspect, radiator, ceiling light point.

BEDROOM TWO

11' 10" x 9' 9" (3.61m x 2.97m) (both maximum measurements)

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

BATHROOM

12' 0" x 8' 5" (3.66m x 2.57m) (both maximum measurements)

Having a four piece suite comprising a WC, wash hand basin with mixer tap and tiled splashback and vanity unit beneath, shower cubicle with wall mounted mains fed shower and hand held shower attachment and fitted shower screen, panelled bath with tiled splashback, extractor fan, ceiling light point, window to rear aspect, radiator, built-in boiler cupboard housing the combination gas central heating boiler.

EXTERIOR

To the front, the property benefits from a dropped kerb leading to a gravelled driveway providing off road parking.

To the rear, the garden initially comprises a concrete hardstanding area which is served by tap and outside light. Gated access leads through to the remainder of the garden which is of a good size and initially laid to lawn. To the rear section of the garden is a paved patio seating area which provides entertaining space. There is also a timber shed which is to be included within the sale.

SERVICES

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

REFERENCE

19012023/JAC

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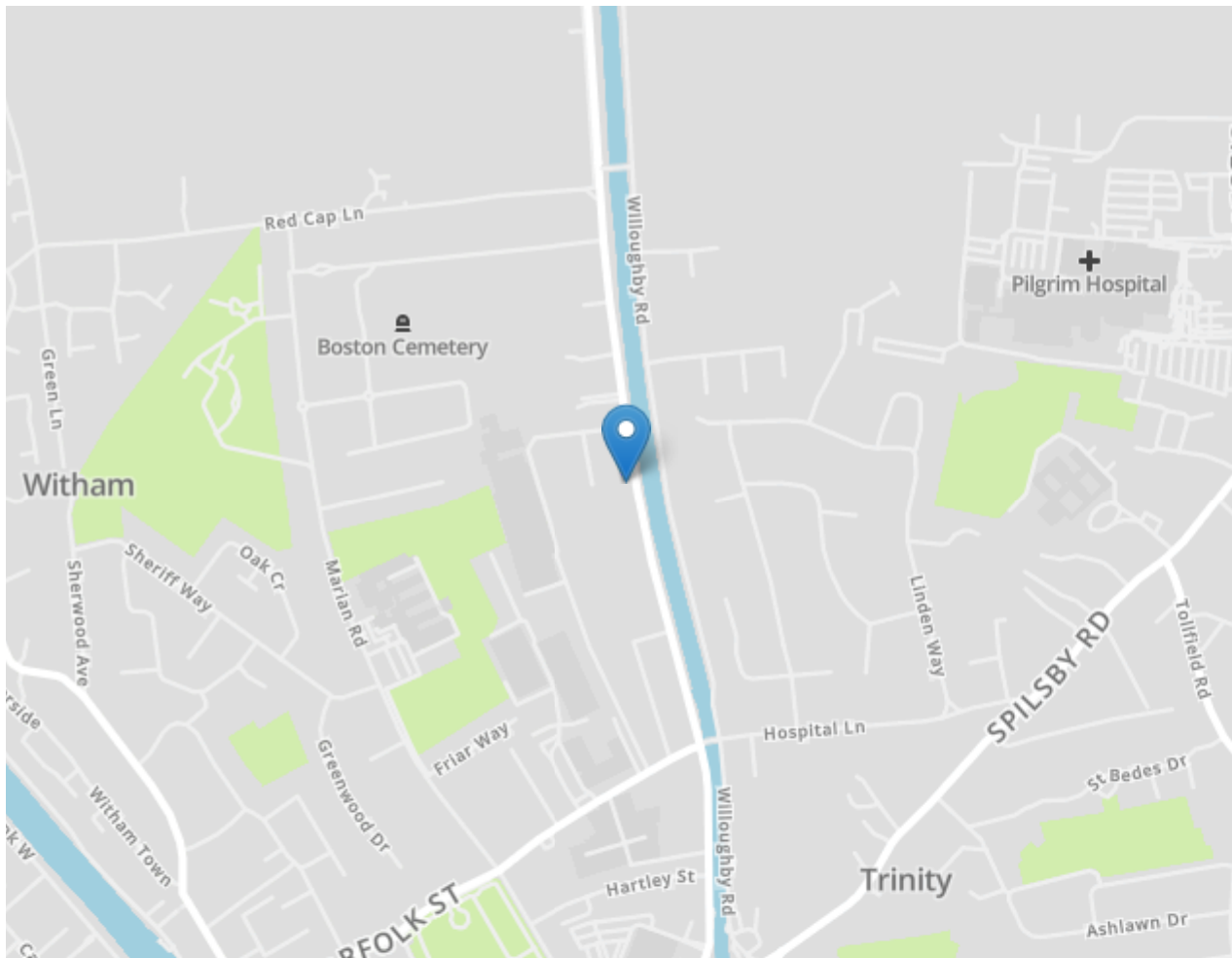
AGENT'S NOTES

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.

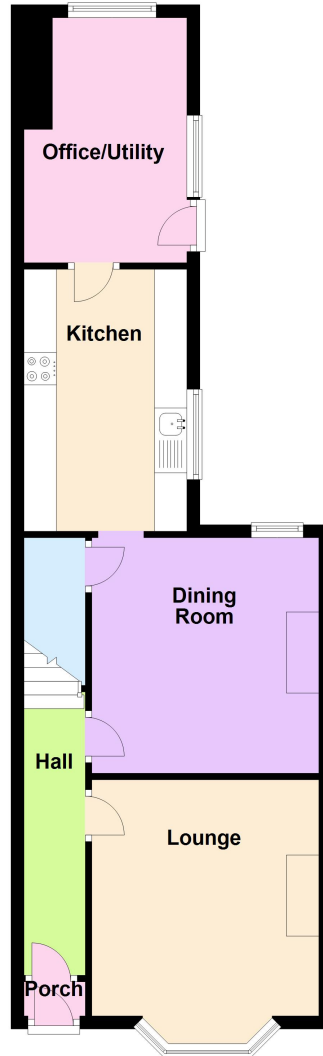
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

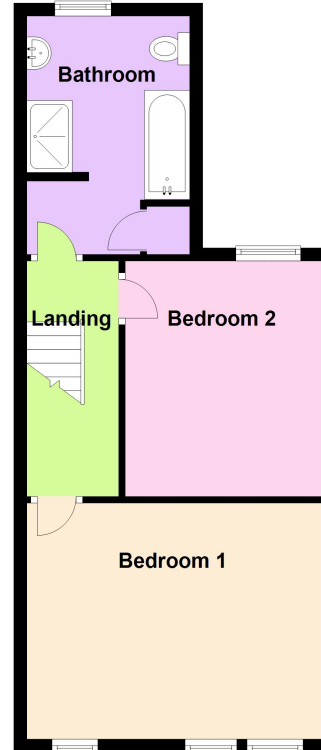


SHARMAN BURGESS

Ground Floor
Approx. 54.0 sq. metres (581.1 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 97.0 sq. metres (1044.5 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	