



**£159,950**

23 Windsor Bank, Boston, Lincolnshire PE21 0JD

**SHARMAN BURGESS**



**23 Windsor Bank, Boston, Lincolnshire PE21  
0JD  
£159,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, decorative panelling to one wall to approximately half height, ceiling light point, radiator, staircase leading off.

**DINING ROOM**

14' 1" (maximum in to recess and including staircase) x 11' 4" (4.29m x 3.45m)

Having window to rear elevation, radiator, ceiling light point, TV aerial point, glazed doors through to: -

A large three storey mid-terraced property which has been a fantastic family home for a number of years, being well maintained and presented throughout. Accommodation comprises an entrance hall, lounge, dining room, modern kitchen, ground floor bathroom, large rear entrance utility and four well proportioned bedroom. Further benefits include uPVC double glazing, gas central heating, enclosed garden to the rear with timber summerhouse. The property enjoys views over the Maud Foster watercourse to the front aspect.



**SHARMAN BURGESS**





### LOUNGE

11' 4" x 10' 11" (maximum including chimney breast) (3.45m x 3.33m)

Having window to front elevation, radiator, ceiling light point, additional wall light points, TV aerial point, fitted electric fireplace with inset and hearth and display surround.

### KITCHEN

14' 0" (maximum) x 6' 3" (maximum) (4.27m x 1.91m)

Having a modern fitted kitchen comprising counter tops and ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, space for cooker, tiled floor, tiling to walls, two ceiling light points, radiator, door and window through to: -

### REAR ENTRANCE UTILITY

21' 3" x 6' 10" (6.48m x 2.08m)

Having counter top with stainless steel sink and drainer, base level storage units, plumbing for automatic washing machine, space for tumble dryer, space for chest freezer, space for twin height fridge freezer, tiled floor, ceiling mounted lighting, obscure glazed entrance door, obscure glazed windows to rear elevation.

### GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment, tiled floor, fully tiled walls, obscure glazed window to side elevation, ceiling light point, wall mounted gas hot water boiler serving both the kitchen and bathroom.



**SHARMAN  
BURGESS** Est 1996



### FIRST FLOOR LANDING

Having coved cornice, ceiling light point, staircase leading to second floor.

### BEDROOM ONE

12' 10" (maximum including chimney breast) x 11' 6" (3.91m x 3.51m)

Having two windows to front elevation, radiator, coved cornice, ceiling light point, TV aerial point.

### BEDROOM TWO

11' 6" (maximum) x 8' 6" (maximum) (3.51m x 2.59m)

Having window to rear elevation, radiator, ceiling light point.

### SECOND FLOOR LANDING

Having window to rear elevation, ceiling light point.

### BEDROOM THREE

11' 5" x 14' 0" (maximum into recess) (3.48m x 4.27m)

Having two windows to front elevation, radiator, ceiling light point, gas central heating boiler, access to loft space.

### BEDROOM FOUR

8' 2" (maximum into recess) x 7' 5" (maximum into window) (2.49m x 2.26m)

Having window to rear elevation, ceiling light point.

### EXTERIOR

To the front, there is a well maintained low maintenance front garden with low level wall and hand gate to the front boundary. A paved pathway leads to the front entrance door.

To the rear, the property benefits from a low maintenance garden which is fully enclosed by fencing and houses a timber summerhouse (to be included in the sale) and a timber storage shed. The rear garden is served by outside lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

17112025/29679558/BRA





Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

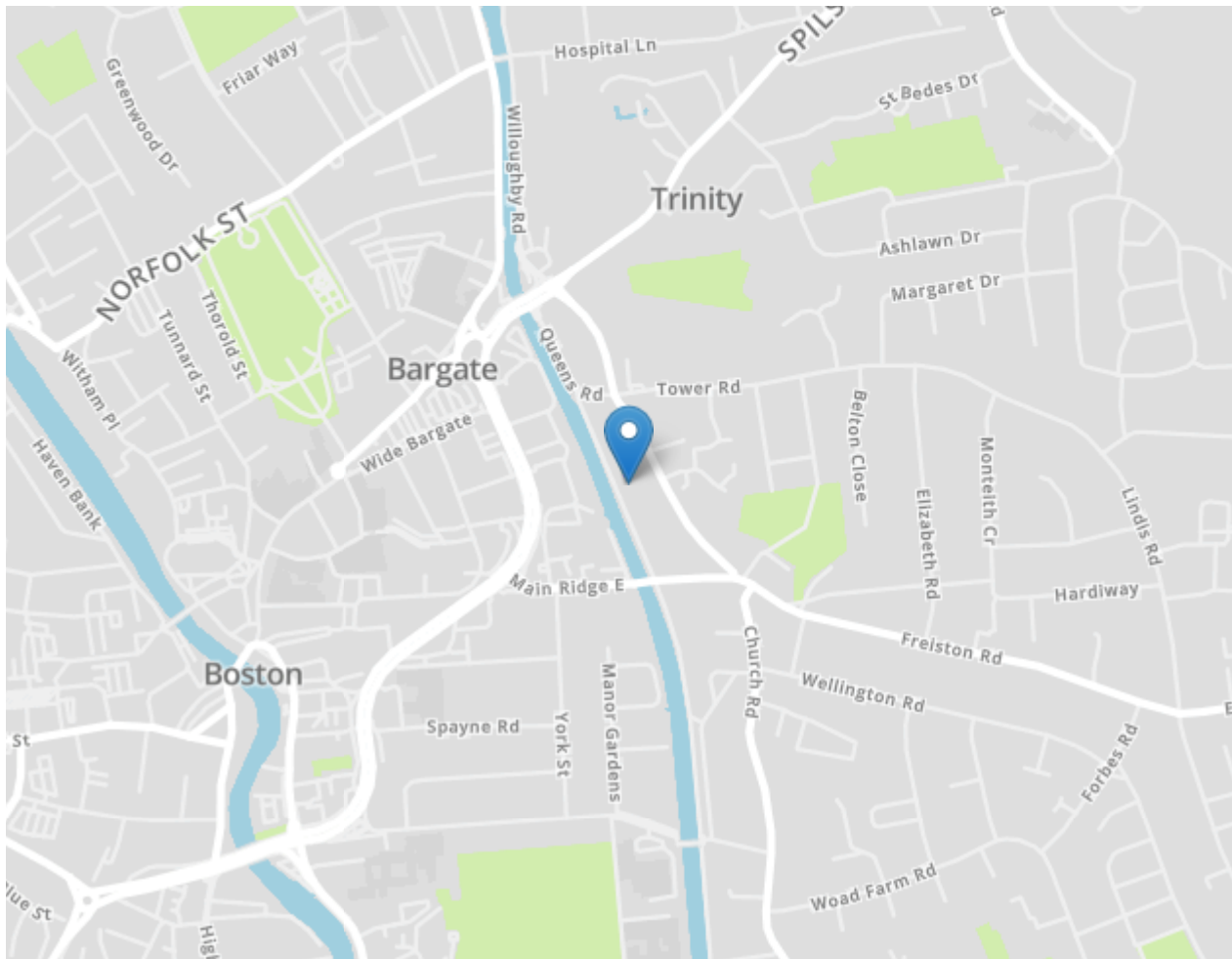
## AGENT'S NOTES

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.

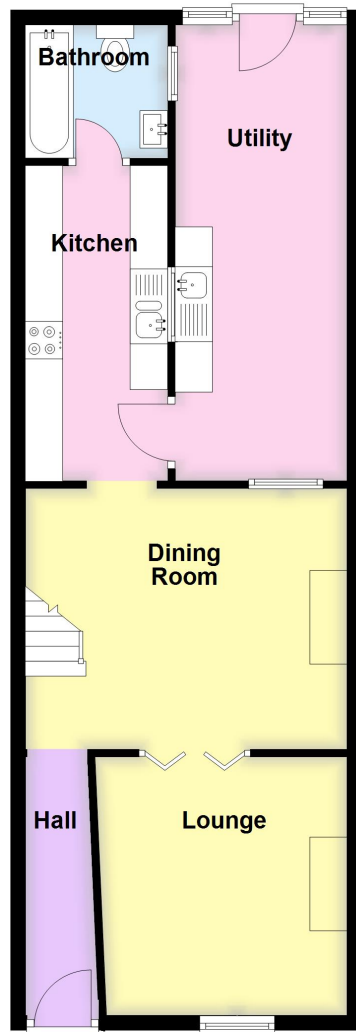


**SHARMAN BURGESS**



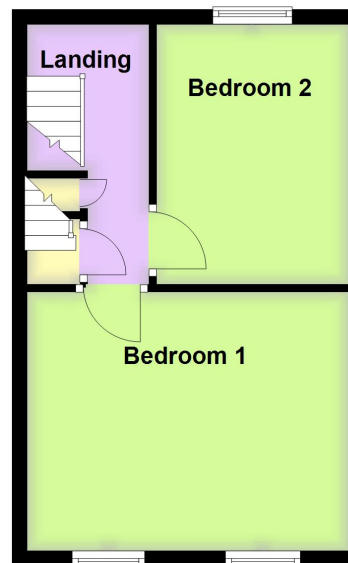
## Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



## First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



## Second Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 112.7 sq. metres (1213.5 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(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	