



SHARMAN BURGESS
FOR SALE
01205 361161

58

60

£120,000

58 Hospital Lane, Boston, Lincolnshire PE21 9EE

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58 Hospital Lane, Boston, Lincolnshire
PE21 9EE
£120,000 Freehold

A mid-terrace property situated close to Boston Town Centre and its amenities and the Pilgrim Hospital, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a lounge, dining room, kitchen, ground floor shower room, two double bedrooms to the first floor and en-suite bathroom to bedroom one. Further benefits include gas central heating and garden to the rear.

ACCOMMODATION

LOUNGE

13' 9" (maximum into bay window) x 11' 10" (4.19m x 3.61m)
Having partially obscure glazed front entrance door, window to front elevation, radiator, ceiling light point, wood effect laminate flooring, gas fireplace with fitted hearth and display surround.

INNER LOBBY

Having staircase rising to first floor.



SHARMAN BURGESS



DINING ROOM

11' 11" x 11' 11" (maximum including chimney breast) (3.63m x 3.63m)

Having wood effect laminate flooring, radiator, ceiling light point, under stairs storage cupboard, window to rear elevation.

KITCHEN

12' 9" x 7' 5" (3.89m x 2.26m)

Having counter tops with inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, radiator, ceiling light point, window to side elevation, extractor fan, wall mounted digital central heating timer, obscure glazed rear entrance door.

INNER LOBBY AREA

With obscure glazed window to side elevation, radiator, ceiling light point, tiled floor, counter top with tiled splashback.

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower within, pedestal wash hand basin with mixer tap, push button WC, heated towel rail, fully tiled walls, extractor fan, ceiling light point, electric shaver point, obscure glazed window to rear elevation.

FIRST FLOOR LANDING

Having ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 0" (maximum) x 11' 11" (maximum including chimney breast) (3.66m x 3.63m)

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

EN-SUITE BATHROOM

12' 8" (maximum) x 7' 5" (maximum) (3.86m x 2.26m)

Having pedestal wash had basin, bath, WC, obscure glazed window to rear elevation, ceiling light point, wood effect laminate flooring, radiator, built-in boiler cupboard housing the Ideal gas combination central heating boiler.

BEDROOM TWO

11' 11" (maximum into chimney breast) x 11' 9" (3.63m x 3.58m)

Having window to front elevation, radiator, ceiling light point, built-in linen cupboard with slatted linen shelving within.

EXTERIOR

To the rear, the property initially benefits from a low maintenance yard, with gated access leading to the remainder of the garden which is laid to a mixture of paving and lawn, with flower and shrub borders.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18062025/29179979/MAT



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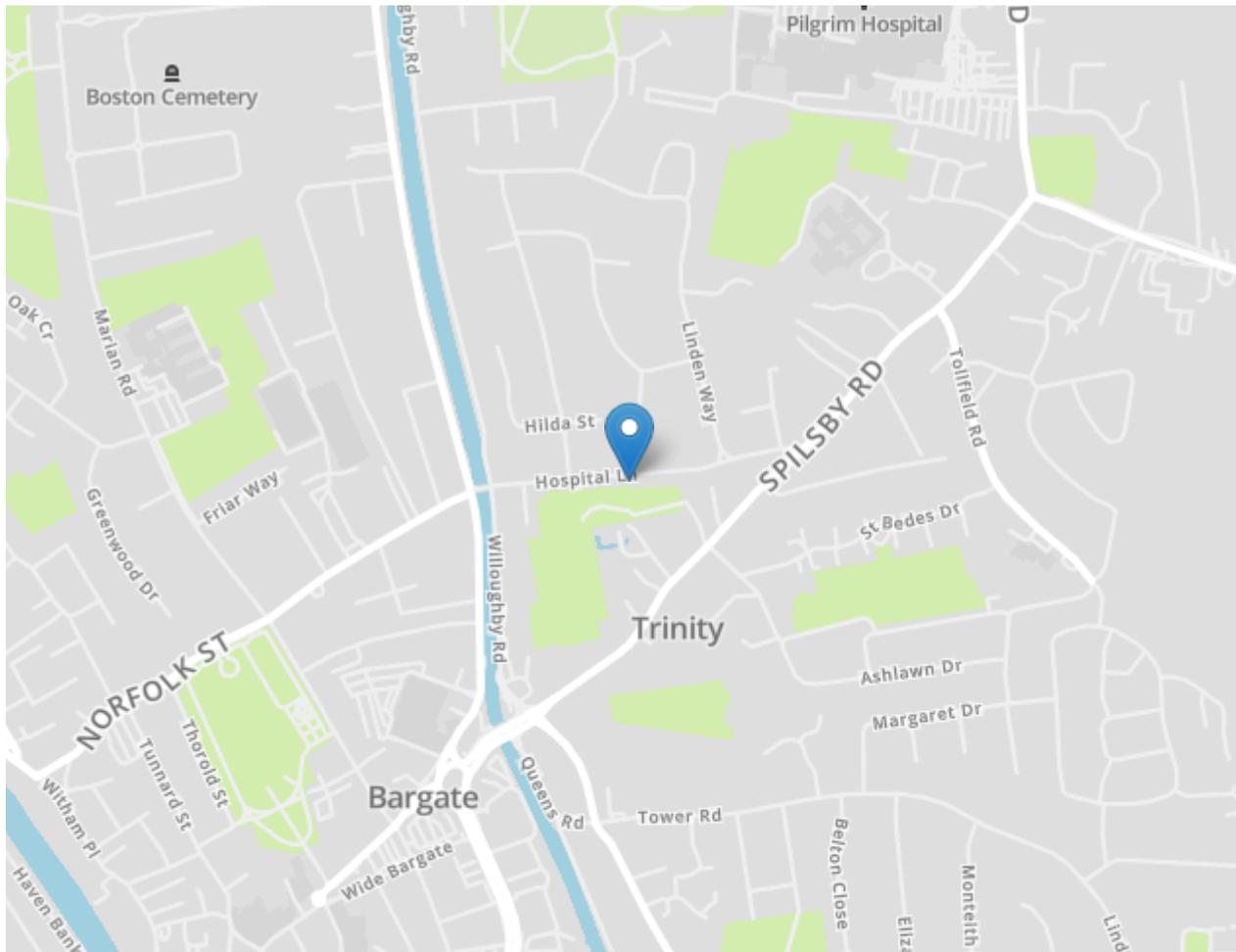
AGENT'S NOTES

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.

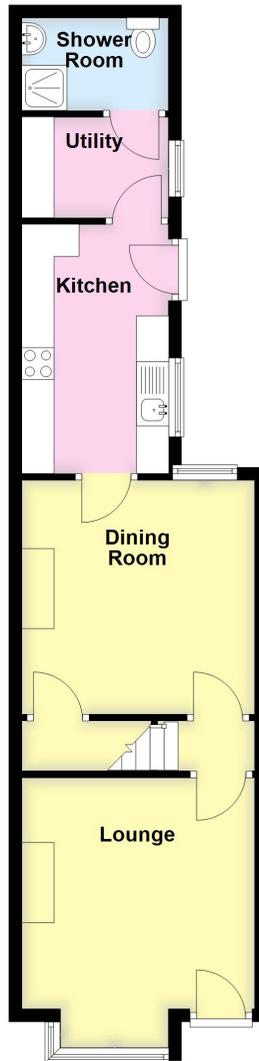
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

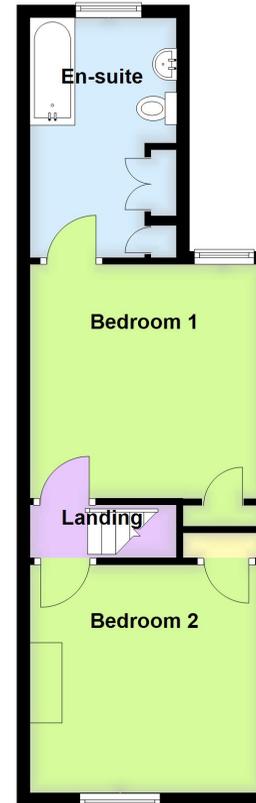
Ground Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.5 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		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC