



**£179,950**

4 Hope Gardens, Boston, Lincolnshire PE21 9HJ

**SHARMAN BURGESS**



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PE21 9HJ  
£179,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, staircase leading off, under stairs storage cupboard.

**LOUNGE**

13' 5" (maximum into bay window) x 11' 5" (maximum including chimney breast) (4.09m x 3.48m)

Having feature bay window to front aspect, coved cornice, ceiling light point with ornamental ceiling rose, radiator, living flame coal effect gas fireplace with fitted inset and hearth and display surround.



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### KITCHEN

14' 2" x 5' 4" (4.32m x 1.63m)

Having counter tops, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, integrated fridge, integrated waist height double oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, wall mounted gas central heating boiler, window to rear aspect, tiled floor, partially obscure glazed entrance door. Archway through to: -

### DINING ROOM

11' 5" (maximum including chimney breast) x 11' 9" (3.48m x 3.58m)

Having radiator, coved cornice, ceiling light point, built-in base level storage unit to right hand side of chimney breast, fitted wall mounted electric fireplace to chimney breast. Patio doors through to: -

### SUN ROOM

10' 5" x 10' 3" (3.17m x 3.12m)

Having radiator, coved cornice, ceiling light point, sliding patio doors out to rear garden.

### FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point.

### BEDROOM ONE

14' 0" (maximum into bay window) x 10' 3" (measurement taken to chimney breast) (4.27m x 3.12m)

Having feature bay window to front aspect, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.



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### BEDROOM TWO

11' 9" x 10' 4" (maximum including built-in wardrobes) (3.58m x 3.15m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with overhead storage lockers.

### BEDROOM THREE

8' 9" (maximum) x 6' 5" (maximum) (2.67m x 1.96m)

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

### SHOWER ROOM

Having been refitted with a modern suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower area with wall mounted mains fed shower with hand held shower attachment and fitted shower screen, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to front aspect, heated towel rail.

### EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking and extends to the side of the property via wrought iron double gates leading to further hardstanding area providing additional parking as well as vehicular access to the garage. The driveway is served by outside lighting. The front garden is laid to low maintenance gravel and has a low level wall and wrought iron railings to the front boundary.

### DETACHED GARAGE/WORKSHOP

21' 0" (maximum) x 10' 7" (maximum) (6.40m x 3.23m)

Having up and over door, inspection pit, served by power and lighting.

### REAR GARDEN

Being initially laid to paved patio seating area leading to the remainder which is predominantly laid to lawn and enclosed to the majority by fencing. The garden is served by outside tap and lighting.

### SERVICES

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

### REFERENCE

18092024/28212755/MID





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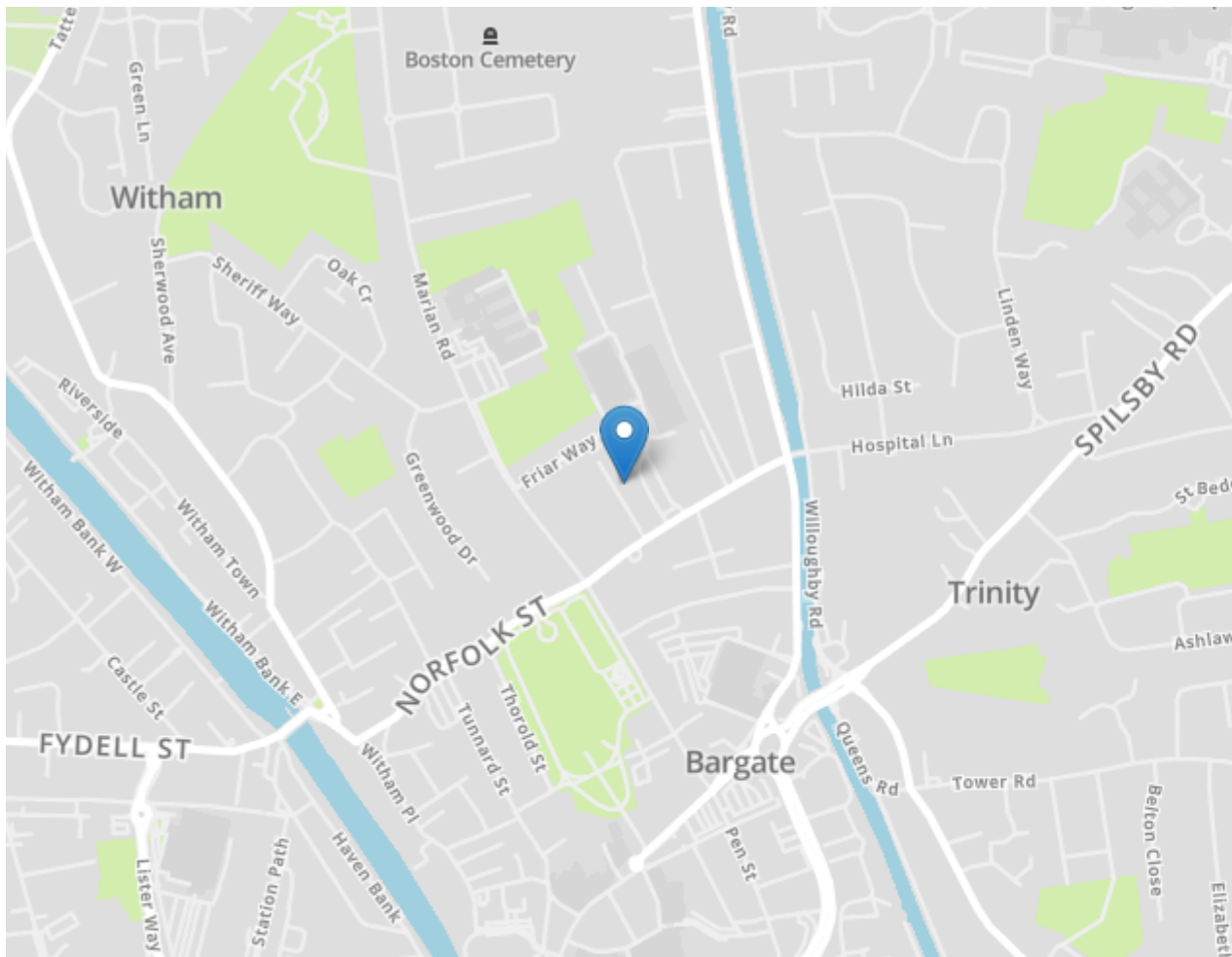
## AGENT'S NOTES

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.

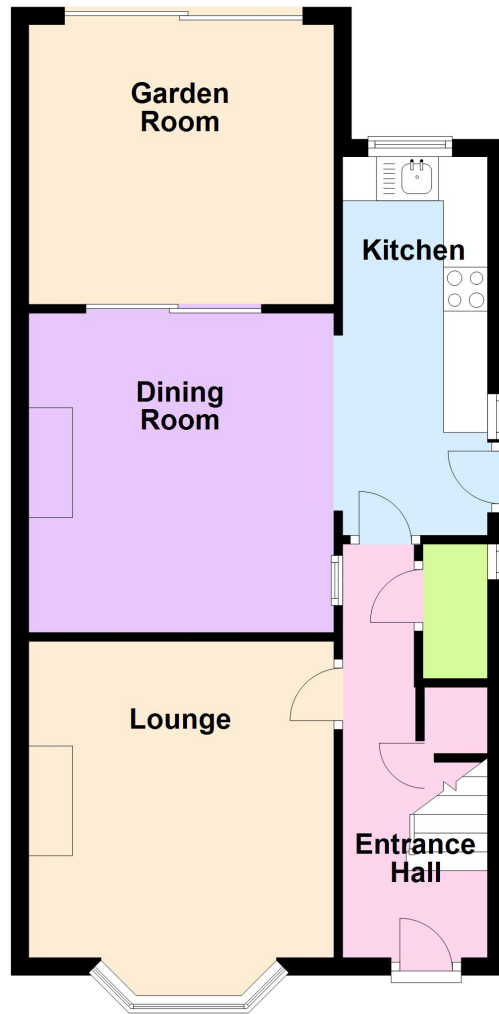


**SHARMAN BURGESS**



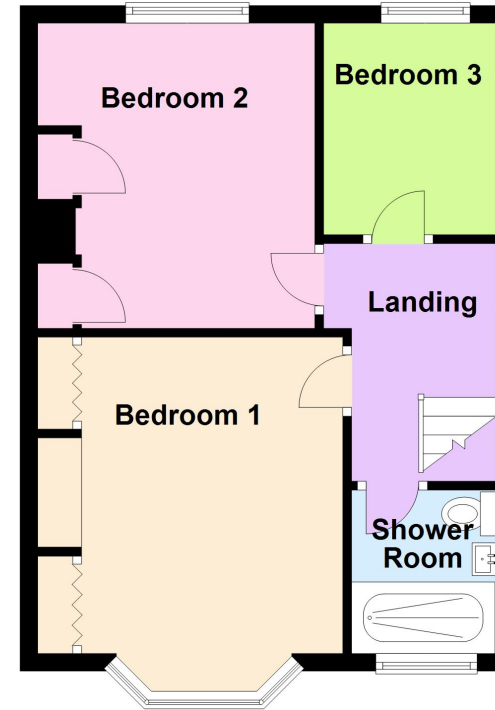
## Ground Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	