



**£385,000**

7 Mentmore Gardens, Boston, Lincolnshire PE21 7TH

**SHARMAN BURGESS**



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PE21 7TH  
£385,000 Freehold**

**ACCOMMODATION**

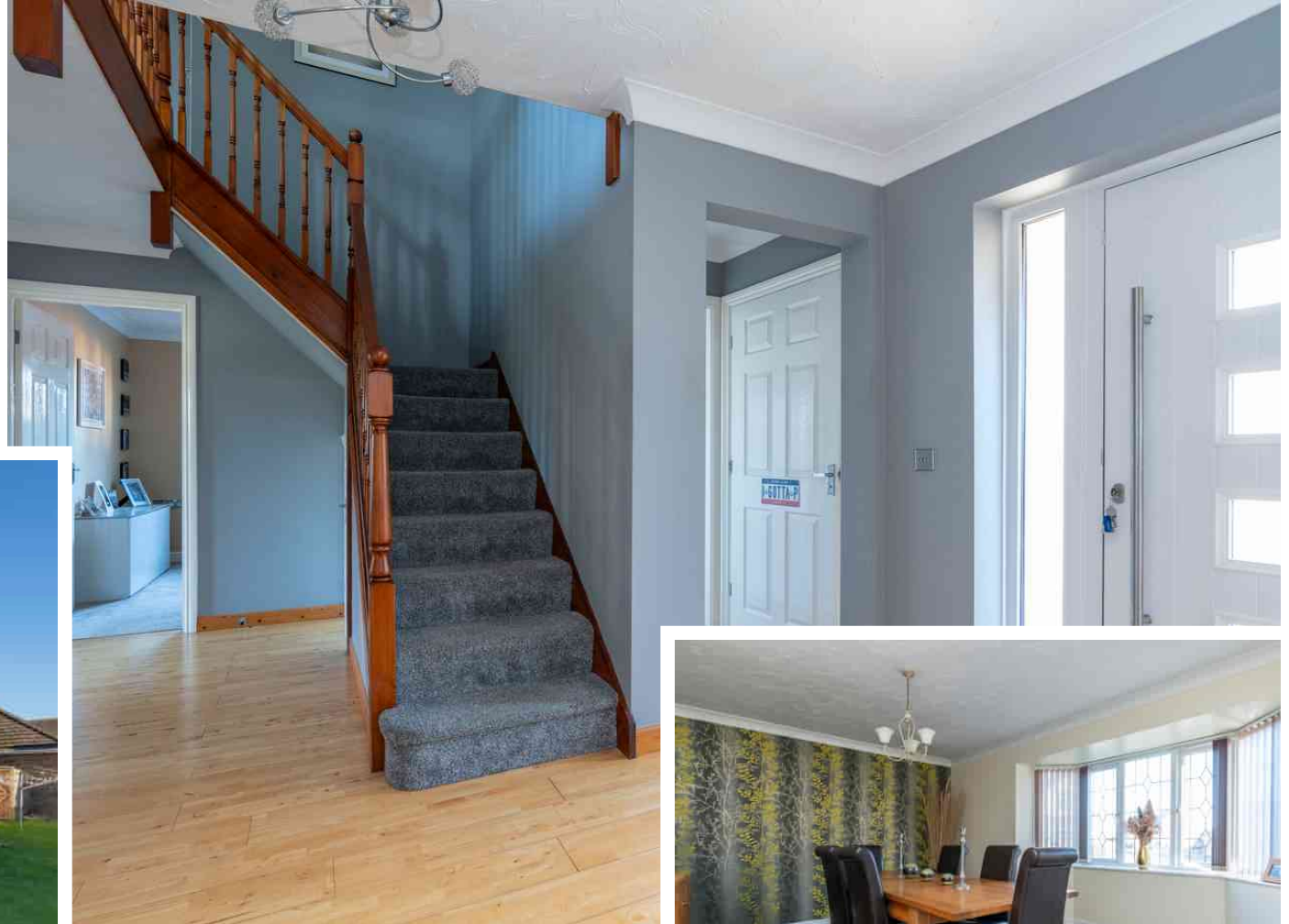
**RECEPTION HALL**

Having partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling mounted lighting.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC, wash hand basin with mixer tap and tiled splashback and vanity unit beneath, obscure glazed window, coved cornice, ceiling light point, radiator.

A fantastic large family home, having been significantly extended to the ground floor to provide a further spacious living/entertaining room which includes a fitted bar area. Accommodation comprises a reception hall, ground floor cloakroom, dining room, lounge, office, breakfast kitchen, utility area and open plan living/entertaining room extension to the rear. To the first floor are four double bedrooms arranged off a landing, a four piece family bathroom and an en-suite shower room to bedroom one, Further benefits include a driveway, detached double garage, approximate south westerly facing rear garden, uPVC double glazing and gas central heating.



**SHARMAN BURGESS**

### DINING ROOM

14' 2" (maximum) x 13' 5" (maximum into bay window)  
(4.32m x 4.09m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point.

### OFFICE

9' 8" (maximum) x 8' 9" (maximum) (2.95m x 2.67m)

Having window to side elevation, radiator, coved cornice, ceiling light point.

### LOUNGE

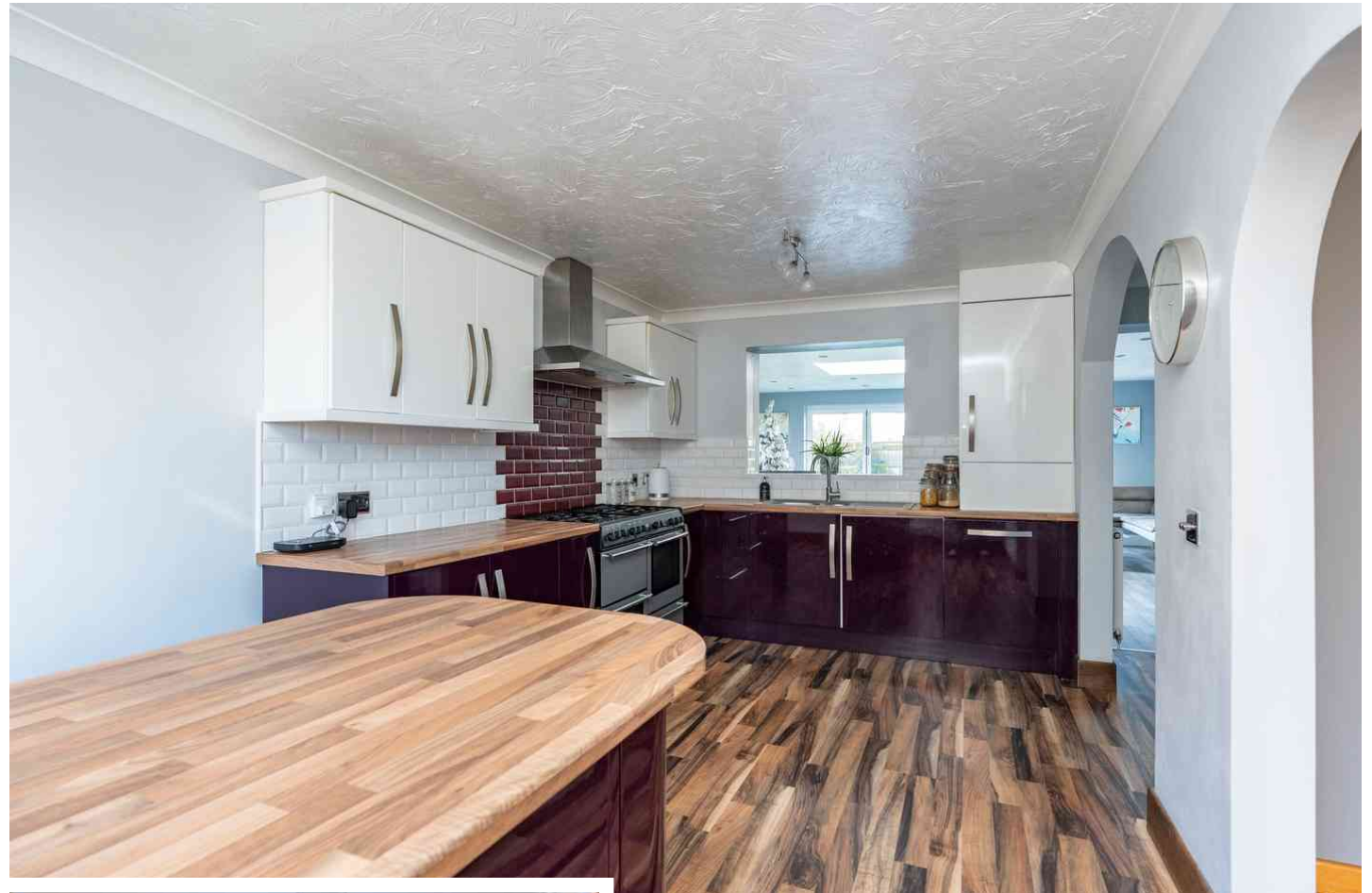
18' 0" x 13' 0" (5.49m x 3.96m)

With glazed double doors from reception hall, window to rear elevation, two radiators, coved cornice, ceiling light point, French doors leading to the rear decked area, TV aerial point, wiring for satellite TV.

### KITCHEN

18' 0" x 9' 3" (5.49m x 2.82m)

Having counter tops with inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, wall mounted units, integrated dishwasher, Belling gas range with gas hob (to be included in the sale) with stainless steel fume extractor above, concealed Glow Worm gas central heating boiler, Island with counter top and storage beneath, radiator, coved cornice, two ceiling light points, electric consumer unit, window to front elevation.



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### UTILITY AREA

6' 4" x 7' 2" (1.93m x 2.18m)

Having counter top with plumbing for automatic washing machine beneath, base level storage unit, space for American style fridge freezer, coved cornice, ceiling light point, extractor fan.

### OPEN PLAN LIVING AREA INCLUDING BAR

19' 6" x 18' 2" (5.94m x 5.54m)

A light and airy room perfect for entertaining, with dual aspect windows, sliding bi-fold doors to rear garden, fitted bar area with counter tops and base level storage beneath, space for wine cooler or fridge, additional free standing bar with space for seating beneath, skylight roof lantern, wall mounted electric fuse box, TV aerial point, under floor heating.

### FIRST FLOOR LANDING

Having coved cornice, two ceiling light points, access to loft space, radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within, large walk-in storage cupboard.

### BEDROOM ONE

18' 0" (maximum) x 11' 3" (maximum) (5.49m x 3.43m)

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

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, obscure glazed window, extractor fan, coved cornice, ceiling light point, electric shaver point.







#### **BEDROOM TWO**

11' 6" (maximum) x 11' 9" (3.51m x 3.58m)

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

#### **BEDROOM THREE**

13' 2" x 8' 10" (4.01m x 2.69m)

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

#### **BEDROOM FOUR**

13' 2" (maximum) x 8' 9" (maximum) (4.01m x 2.67m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.

#### **FAMILY BATHROOM**

11' 5" (maximum) x 5' 9" (3.48m x 1.75m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and held shower attachment within and fitted shower screen, panelled bath with mixer tap, wash hand basin with mixer tap and base level storage unit beneath, push button WC, fully tiled walls, tiled floor, obscure glazed window, extractor fan, coved cornice, ceiling light point, heated towel rail.

#### **EXTERIOR**

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the detached double garage. Paved access leads to the front entrance door and is flanked by a section of lawn to either side. Gated access leads to the rear garden.



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### DETACHED DOUBLE GARAGE

18' 9" x 18' 1" (5.71m x 5.51m)

Having two up and over doors, served by power and lighting.

### REAR GARDEN

The rear garden enjoys a pleasant approximate south westerly facing aspect and comprises sections of raised decking providing seating space, paved patio areas and sections of lawns with mature flower and shrub borders. The garden is fully enclosed by fencing and served by external tap, lighting and power. The garden houses a timber summerhouse which is to be included in the sale.

### SERVICES

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

### REFERENCE

12122024/28494234/ROG



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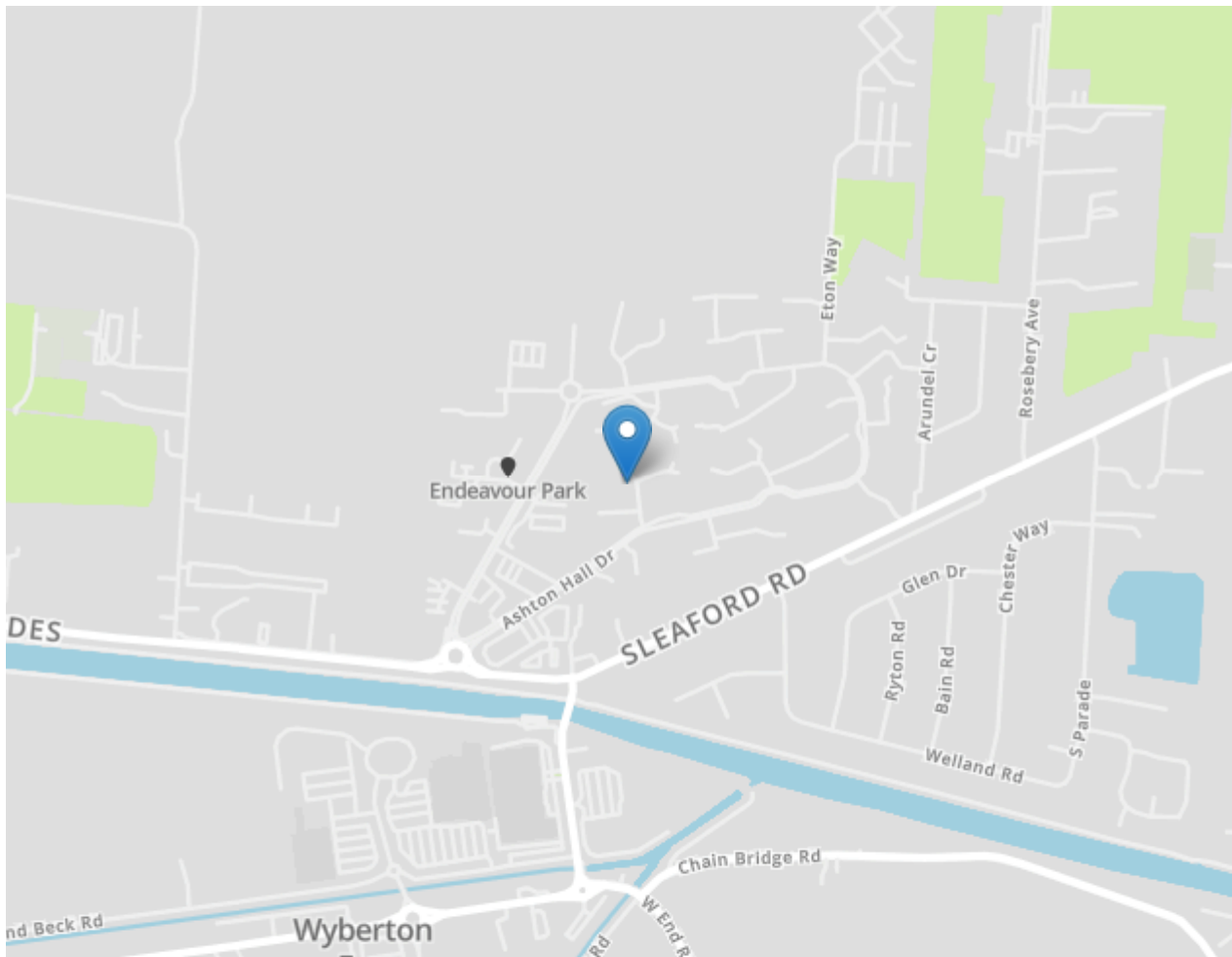
## AGENT'S NOTES

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.

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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. 116.7 sq. metres (1256.2 sq. feet)



**First Floor**  
Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 200.0 sq. metres (2152.3 sq. feet)



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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>	76	84
(55-68)	<b>D</b>		
(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	