



£180,000

27 Colindale, Boston, Lincolnshire PE21 9AZ

SHARMAN BURGESS

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£180,000 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed panel, staircase rising to first floor landing, radiator, wood effect laminate flooring, ceiling light point, wall mounted central heating thermostat, built-in storage cupboard.

LOUNGE

13' 4" (maximum) x 10' 5" (maximum) (4.06m x 3.17m)

Having window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, wood effect laminate flooring, open plan through to: -

A refurbished and improved semi detached property situated in a highly popular residential location, benefitting from a part block paved driveway providing off road parking, single garage and enclosed south facing garden to the rear. Accommodation comprises an entrance hall, lounge, dining room, refitted kitchen and ground floor cloakroom, with three bedrooms to first floor and a modern three piece bathroom.



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DINING ROOM

13' 8" (maximum) x 7' 8" (maximum) (4.17m x 2.34m)
Having a continuation of the wood effect laminate flooring from the lounge, sliding patio doors leading to the rear garden, coved cornice, ceiling light point, radiator.

REFITTED KITCHEN

10' 5" x 8' 6" (3.17m x 2.59m)
Accessed from both the dining room and entrance hall, this modern fitted kitchen comprises counter tops with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, plumbing for automatic washing machine, integrated oven and grill, four ring Halogen hob with illuminated stainless steel fume extractor above, wood effect laminate flooring, window to rear aspect, obscure glazed entrance door, coved cornice, ceiling light point, concealed Glow Worm gas central heating boiler.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback and WC. Wood effect laminate flooring, ceiling light point, obscure glazed window.

FIRST FLOOR LANDING

With window to side aspect, coved cornice, ceiling light point, access to roof space with loft ladder, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 5" (maximum) x 9' 7" (maximum) (3.78m x 2.92m)

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

BEDROOM TWO

9' 9" (maximum) x 8' 9" (maximum) (2.97m x 2.67m)

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

BEDROOM THREE

6' 8" (maximum) x 6' 6" (maximum) (2.03m x 1.98m)

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

FAMILY BATHROOM

Being fitted with a modern white three piece suite comprising push button WC, P-shaped bath with wall mounted Aqualisa Aquastream shower above and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath. Heated towel rail, obscure glazed window, extractor fan, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway and additional block paved parking space. The driveway gives vehicular access to the garage.

GARAGE

16' 2" x 8' 0" (4.93m x 2.44m)

With up and over door, power and lighting, personnel door to rear garden.

REAR GARDEN

The rear garden initially comprises and block paved seating area and pathway, leading to the remainder of the garden which is laid to lawn. The garden is fully enclosed by fencing and served by outside lighting.

SERVICES

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

REFERENCE

02022024/27244925/MAT



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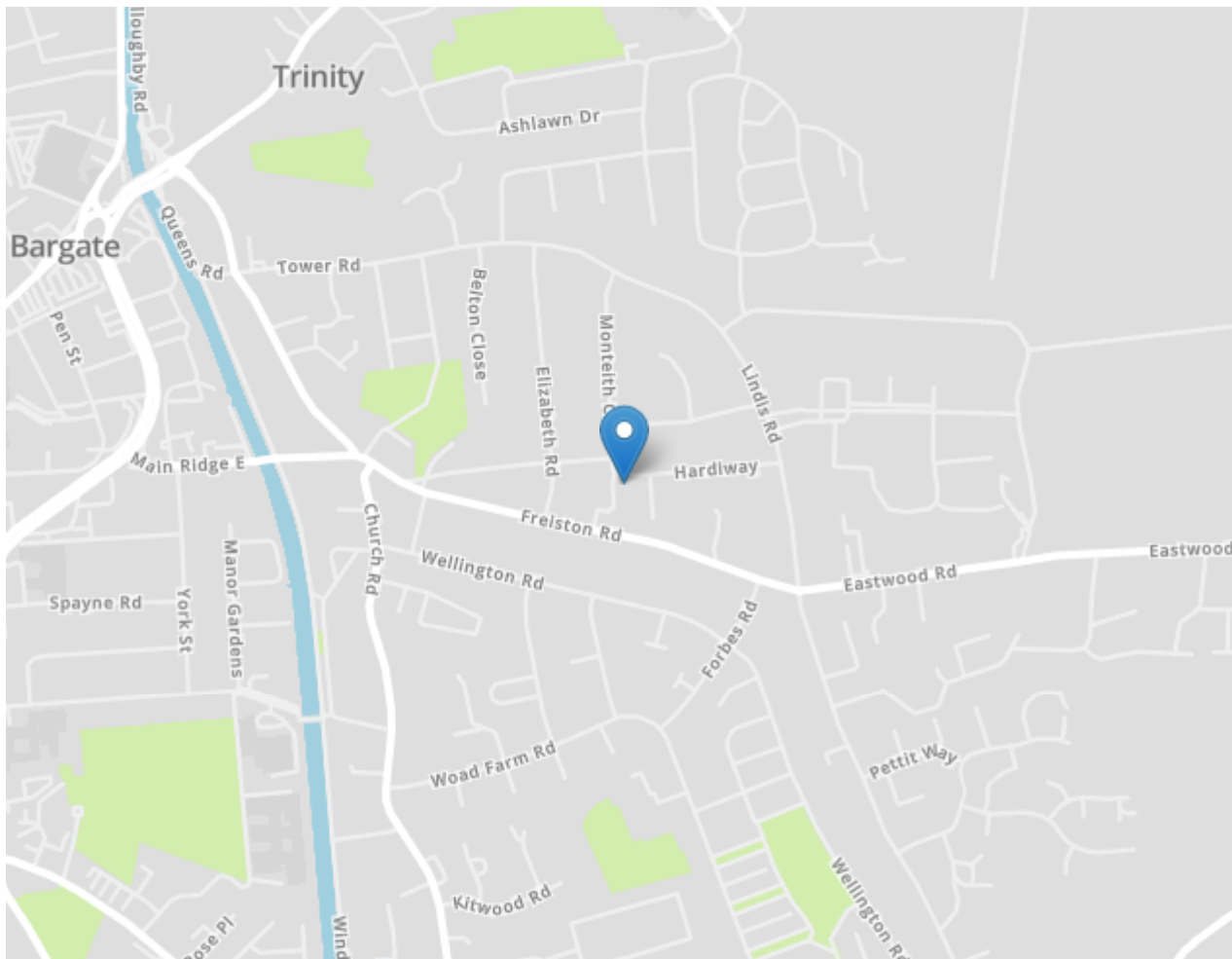
AGENT'S NOTES

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.

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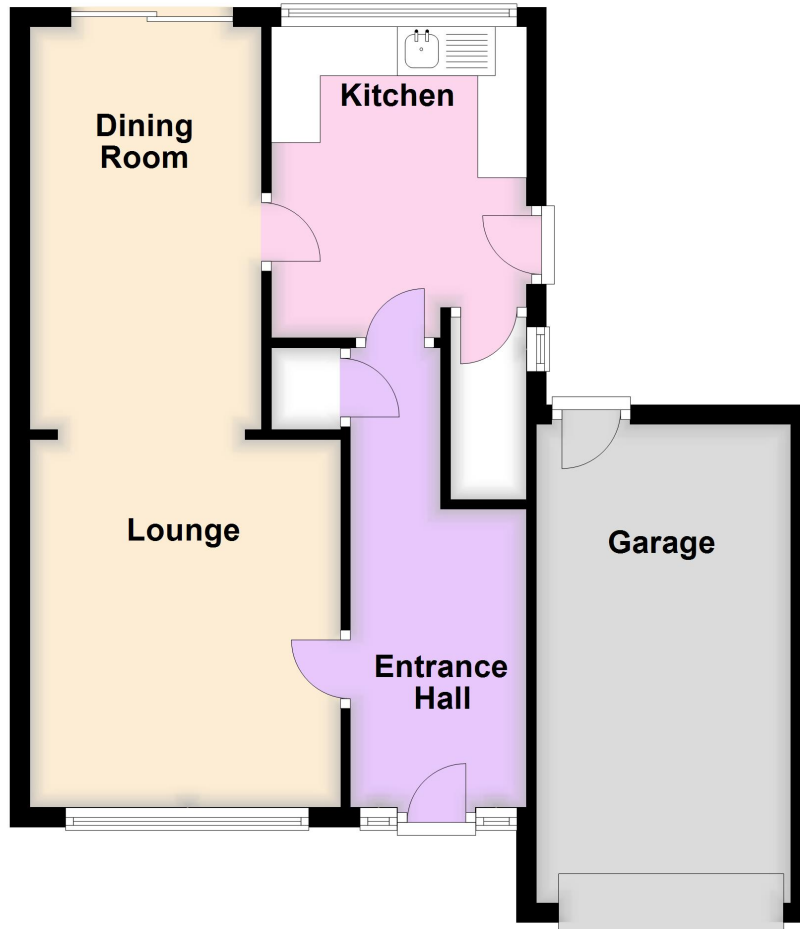
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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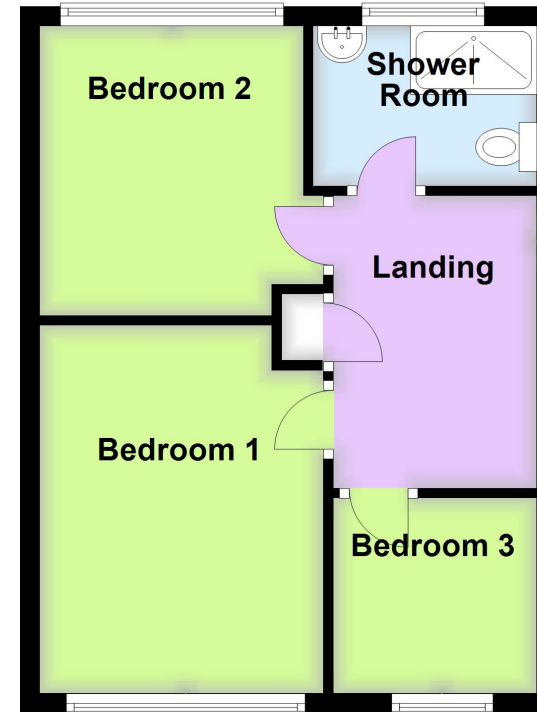
Ground Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 88.2 sq. metres (949.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC