



SHARMAN
BURGESS
FOR SALE
01205 361161

£155,000

8 Sarthe Close, Swineshead, Boston, Lincolnshire PE20 3HU

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**8 Sarthe Close, Swineshead, Boston,
Lincolnshire PE20 3HU
£155,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having a partially obscure glazed front entrance door with windows to either side, light point.

LOUNGE

13' 8" (maximum measurement including staircase) x 13' 2" (4.17m x 4.01m)

Having wood effect laminate flooring, radiator, ceiling light point, feature electric fireplace with space for wall mounted TV, staircase rising to first floor landing, under stairs storage alcove, wall mounted electric fuse box.

A well presented, modern semi detached property with views of open fields to the rear. Accommodation comprises an entrance porch, lounge with feature fireplace, breakfast kitchen, two bedrooms to the first floor and a modern three piece bathroom. Further benefits include gas central heating, uPVC double glazing and attractive gardens to the rear.



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BREAKFAST KITCHEN

13' 7" (maximum measurement) x 9' 0" (maximum measurement) (4.14m x 2.74m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, space for standard height fridge or freezer, plumbing for washing machine, space for gas cooker with wall mounted stainless steel fume extractor above, window to rear aspect, radiator, two ceiling light points, obscure glazed door to rear garden, wall mounted Worcester gas central heating boiler.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

11' 0" (maximum measurement taken to wardrobe) x 10' 6" (3.35m x 3.20m)

Having window to front aspect, ceiling light point, radiator, built-in wardrobes with mirrored sliding doors and hanging rails within.

BEDROOM TWO

11' 7" (maximum measurement into recess) x 7' 4" (3.53m x 2.24m)

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



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FAMILY BATHROOM

Having a modern three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, panelled bath with mixer tap and wall mounted electric shower above, fitted shower screen, fully tiled walls, extractor fan, heated towel rail, ceiling light point, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property has a dropped kerb leading to a driveway which extends to the right hand side of the property providing off road parking. The front garden is predominantly low maintenance with granite gravelled chippings and barked border with shrubs set within. Side gated access leads to the rear garden which is laid to lawn to the majority and leads to a rear section of Indian Sandstone which provides a paved patio seating area, with flower and shrub borders. Within the garden is a timber storage shed which is to be included within the sale. The rear garden is fully enclosed by fencing.

SERVICES

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

REFERENCE

15012024/27149630/HOR



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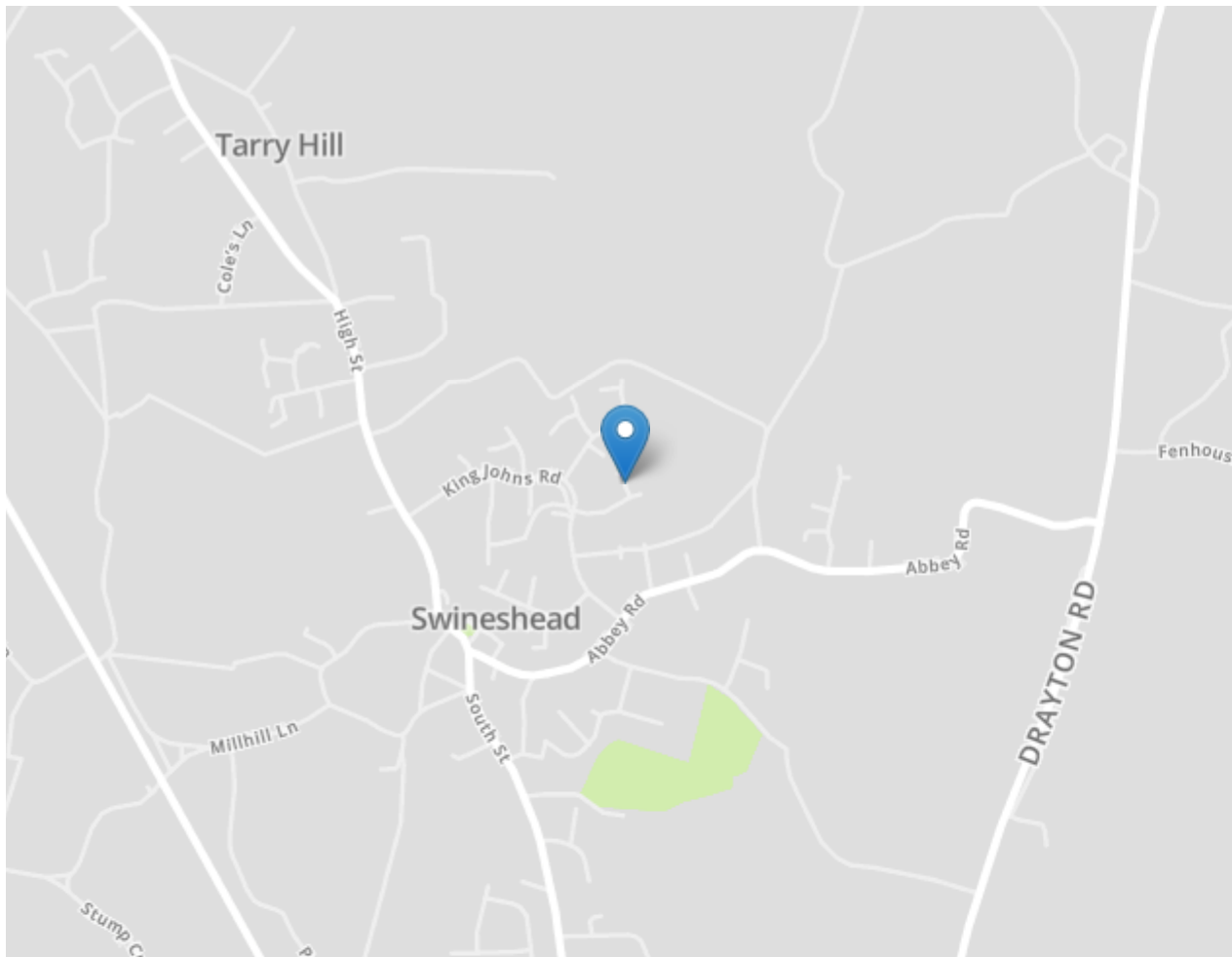
AGENT'S NOTES

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.

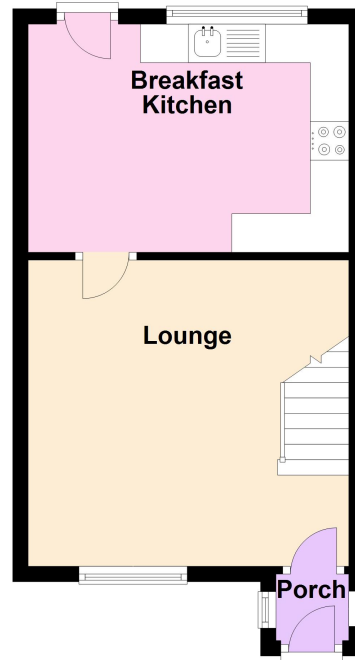
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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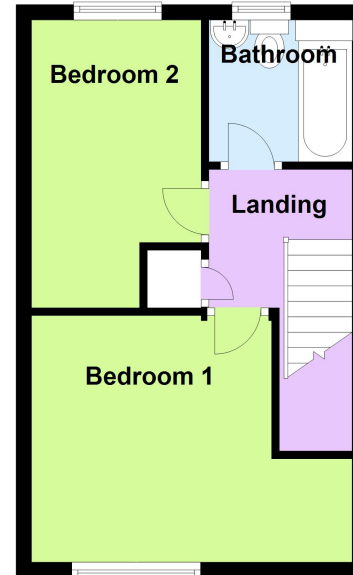
Ground Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

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