



£289,950

22 Glen Drive, Boston, Lincolnshire PE21 7QB

SHARMAN BURGESS

22 Glen Drive, Boston, Lincolnshire
PE21 7QB
£289,950 Freehold

ACCOMMODATION

ENTRANCE LOBBY

5' 11" x 6' 2" (1.80m x 1.88m)

Having partially obscure glazed front entrance door with obscure glazed side panel, ceiling recessed lighting, further glazed door to: -

ENTRANCE HALL

Having staircase leading off, radiator, coved cornice, ceiling light point.

LOUNGE

14' 10" (maximum) x 12' 3" (maximum) (4.52m x 3.73m)

Having window to front elevation, radiator, coved cornice, ceiling light point, set of obscure glazed double doors through to dining room.

An extended and improved detached property situated in a highly sought after residential location. Accommodation comprises an entrance lobby, entrance hall, lounge, dining room, kitchen, utility room, ground floor cloakroom, office/play room. To the first floor are five bedrooms arranged off a landing and family bathroom. Further benefits include a good sized driveway, single garage with electric roller door, enclosed rear garden and gas central heating.



SHARMAN BURGESS



KITCHEN

8' 5" x 9' 8" (2.57m x 2.95m)

Comprising roll edge work surfaces with splashbacks, inset one and a half bowl 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, integrated slimline dishwasher, low level kickboard heater, ceiling light point, window to rear elevation, under stairs storage cupboard, further built-in cupboard.

UTILITY ROOM

7' 4" (maximum) x 10' 7" (maximum) (2.24m x 3.23m)

Having counter top, plumbing for automatic washing machine, wall mounted unit, window to rear elevation, rear entrance door, radiator, ceiling recessed lighting, space for American style fridge freezer.

GROUND FLOOR CLOAKROOM

Having WC, wash hand basin with tiled splashback, obscure glazed window, ceiling recessed lighting.

DINING ROOM

9' 9" (maximum) x 11' 6" (maximum) (2.97m x 3.51m)

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

OFFICE/PLAY ROOM

12' 2" (maximum) x 7' 6" 9 (maximum) (3.71m x 2.29m)

Having window to side elevation, radiator, ceiling recessed lighting, built-in boiler cupboard housing the Ideal gas central heating boiler within.

FIRST FLOOR LANDING

Having access to roof space, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 0" (maximum) x 11' 0" (excluding recess) (4.27m x 3.35m)

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

BEDROOM TWO

12' 6" x 11' 0" (3.81m x 3.35m)

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

BEDROOM THREE

12' 10" x 7' 4" (3.91m x 2.24m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe.

BEDROOM FOUR

7' 3" (maximum) x 7' 9" (2.21m x 2.36m)

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

BEDROOM FIVE

7' 4" (maximum) x 9' 2" (maximum into recess) (2.24m x 2.79m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, bath with mixer tap and wall mounted electric shower above and fitted shower screen, walls tiled to approximately half height, ceiling light point, obscure glazed window, to rear elevation, heated towel rail.

EXTERIOR

To the front, the property benefits from a large granite gravelled driveway which provides ample off parking and hardstanding for numerous vehicles as well as vehicular access to the: -

SINGLE GARAGE

Having remote controlled electric roller door, served by power and lighting.

REAR GARDEN

The property benefits from an enclosed rear garden comprising paved seating area, leading to the remainder which is laid to lawn.

SERVICES

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

REFERENCE

16122024/28640301/ZAF



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

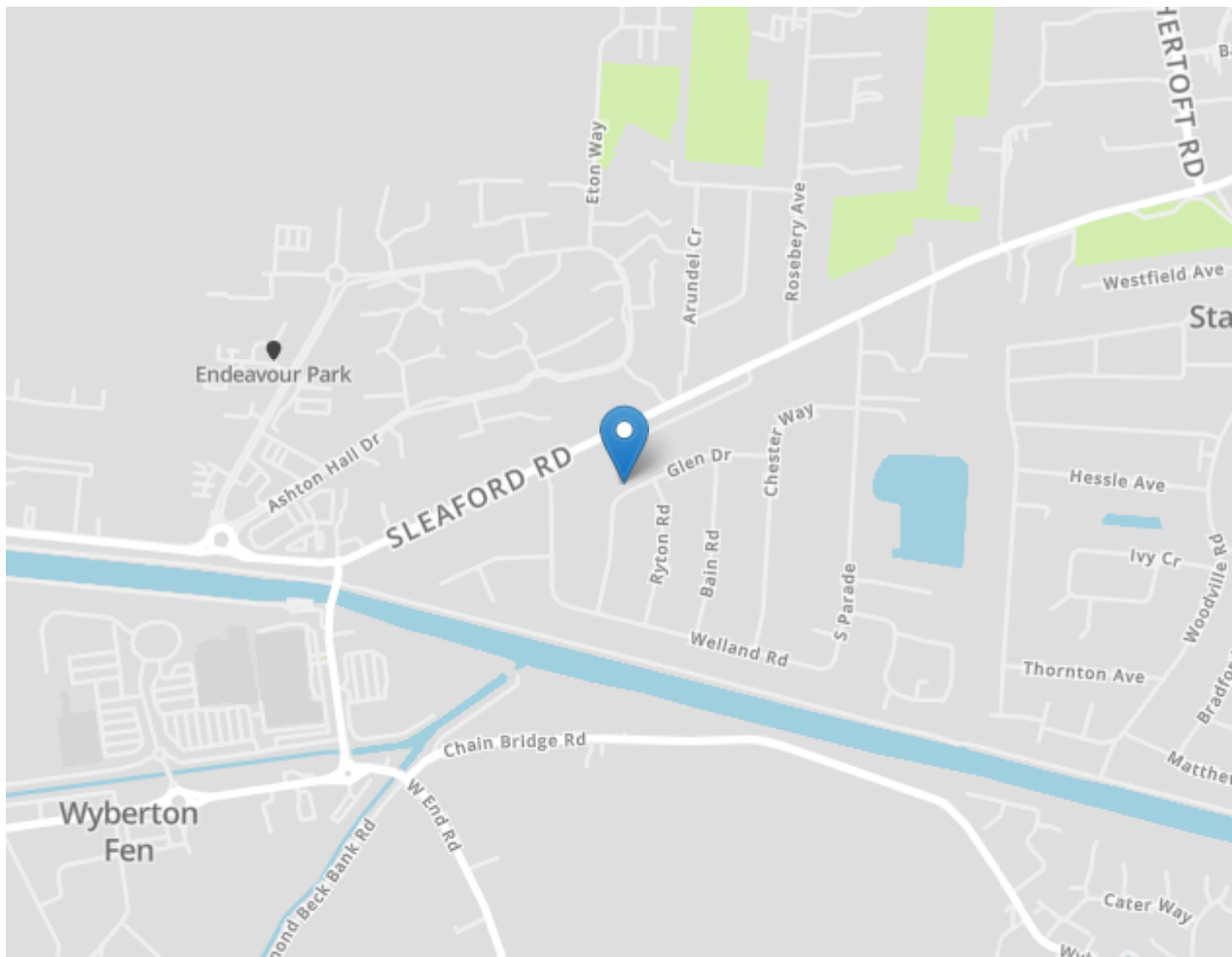
AGENT'S NOTES

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.

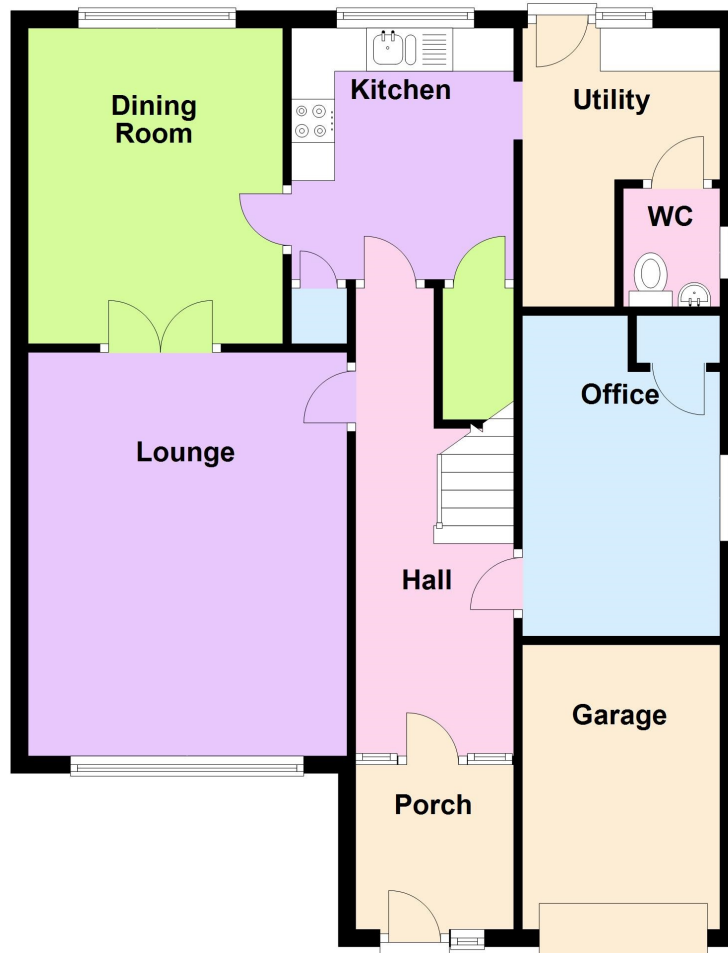
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

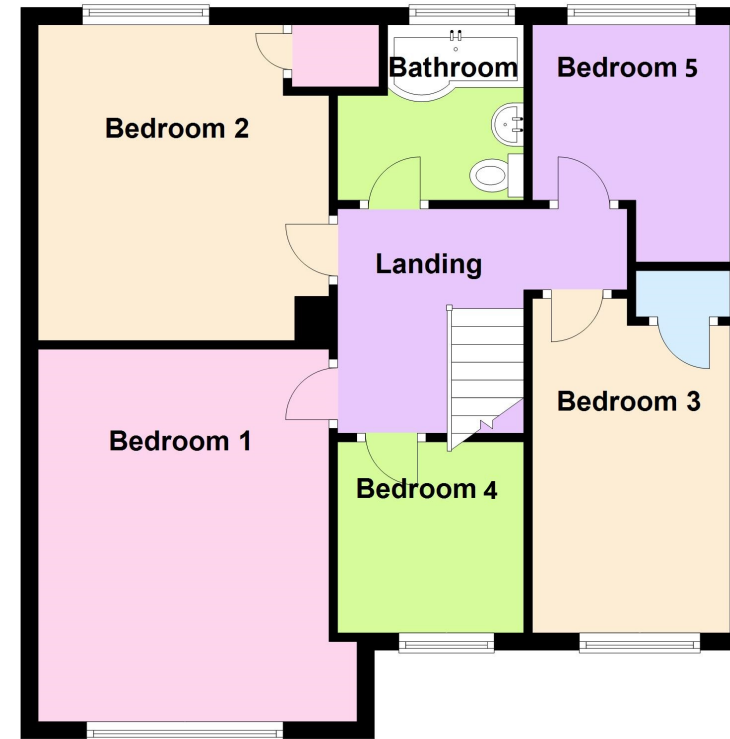
Ground Floor

Approx. 75.8 sq. metres (816.1 sq. feet)



First Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



Total area: approx. 135.9 sq. metres (1462.6 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



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