



£250,000

16 Woodville Gardens West, Boston, Lincolnshire PE21 8BW

SHARMAN BURGESS

**16 Woodville Gardens West, Boston,
Lincolnshire PE21 8BW
£250,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door obscure glazed window to side, radiator, coved cornice, ceiling light point.

LOUNGE

18' 0" x 11' 9" (5.49m x 3.58m)

With window to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point.

A superb example of a detached home having been altered and improved by the current vendors to provide fantastic modern living accommodation. The property features an impressive open plan living kitchen creating an excellent family space with a range of integrated appliances, alongside a separate lounge and ground floor cloakroom. To the first floor are three bedrooms and a modern family bathroom with separate WC. Further benefits include a block paved driveway, rear garden with covered seating area, a garage workshop measuring approximately 33 feet in length, uPVC double glazing and gas central heating. The property is offered to the market with NO ONWARD CHAIN.



SHARMAN BURGESS



OPEN PLAN LIVING KITCHEN

24' 7" (maximum including entrance area) x 18' 0" (maximum)
(7.49m x 5.49m)

A spacious open plan room incorporating kitchen and dining space with bespoke fitted kitchen comprising countertops, inset sink with mixer tap and additional filtered water, integrated draining board within the work surface, extensive range of base level and wall units including pan drawers, integrated dishwasher, integrated twin height fridge, integrated twin height freezer, plumbing for automatic washing machine, space for condensing tumble dryer, waist height oven and grill, integrated microwave, integrated electric hob with illuminated fume extractor above, two radiators, ceiling mounted lighting, under stairs storage cupboard, electric fuse box, personnel door to garage, door to rear entrance lobby, the dining area has French doors leading to rear garden, feature lighting over dining table, radiator, staircase to first floor, wall mounted central heating thermostat.

REAR ENTRANCE LOBBY

Glazed door leading outside.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with mixer tap set within vanity unit, WC with concealed cistern, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to rear, radiator.

FIRST FLOOR LANDING

Coved cornice, ceiling light point, access to loft space, built-in boiler cupboard housing the Vaillant gas combination boiler.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

10' 9" (including built-in wardrobes) x 11' 10" (3.28m x 3.61m)

With window to the front aspect, radiator, coved cornice, ceiling light point, large built-in wardrobes with sliding doors and hanging rails and shelving.

BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m)

With window to the rear aspect with fitted blinds, radiator, coved cornice, ceiling light point, walk-in wardrobe with shelving and hanging rails within.

BEDROOM THREE

8' 8" x 7' 0" (2.64m x 2.13m)

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

FAMILY BATHROOM

Fitted with a two piece suite comprising wash hand basin with mixer tap and storage beneath, bath with mixer tap and wall mounted mains fed shower above with handheld attachment and fitted shower screen, extended tiled splashbacks, obscure glazed window to rear aspect, ceiling recessed lighting, radiator.

SEPARATE WC

Having wall mounted WC with concealed cistern, radiator, window to side aspect, coved cornice, ceiling light point.

EXTERIOR

The property is approached over a dropped kerb leading to a block paved driveway providing off road parking, with gravel border and fencing to the front boundary. The driveway gives vehicular access to the garage workshop. To the rear is a covered seating area laid with decking providing an excellent entertaining space, leading onto a predominantly lawned garden enclosed by fencing with a selection of shrubs and trees, the garden is served with outside lighting.

GARAGE WORKSHOP

33' 4" (maximum) x 9' 7" (maximum) (10.16m x 2.92m)

Having up and over doors, served by power and lighting, fitted work surfaces with base level and wall mounted storage, electric fuse box, access to loft space for additional storage, cold water tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13032026/28784654/MAK



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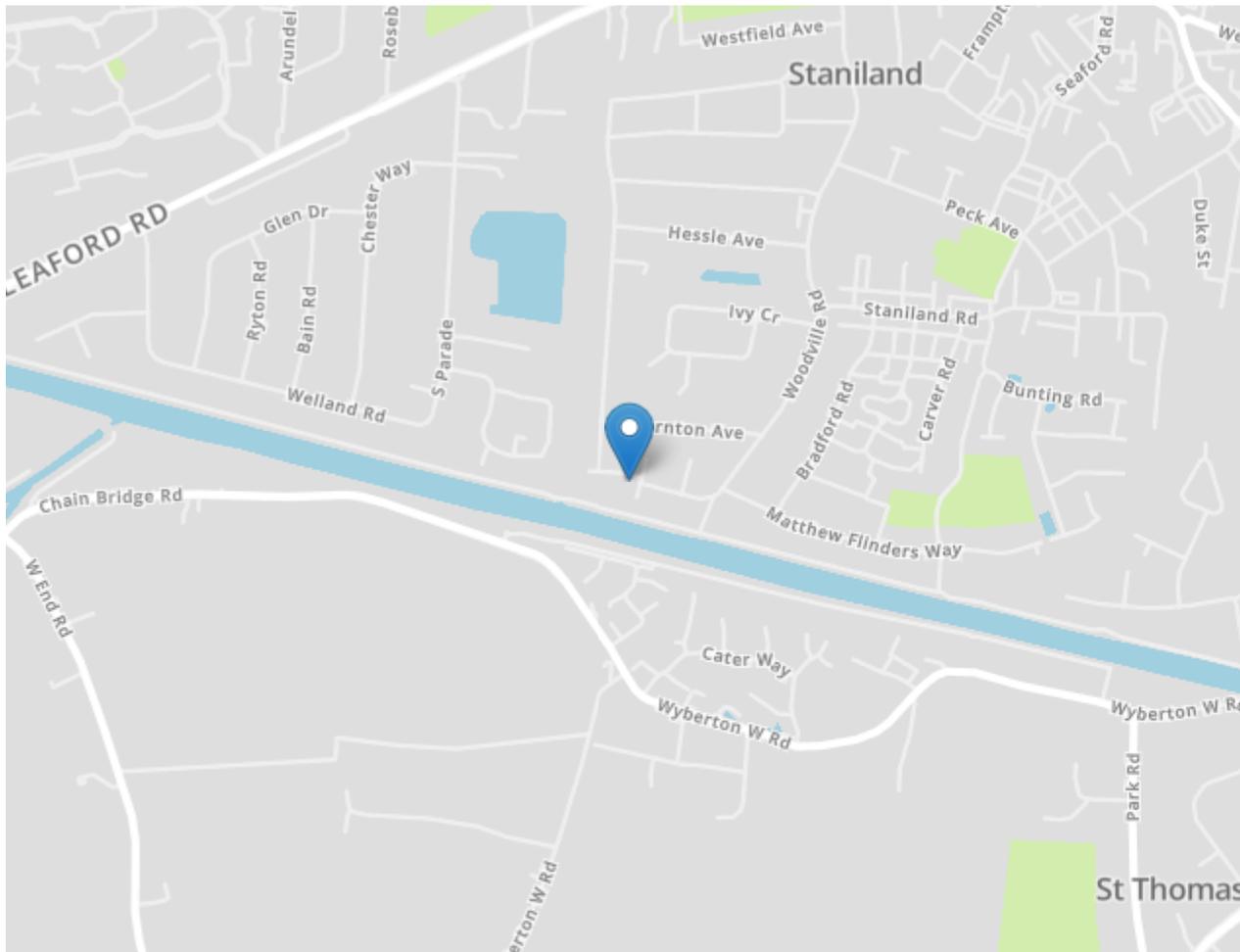
AGENT'S NOTES

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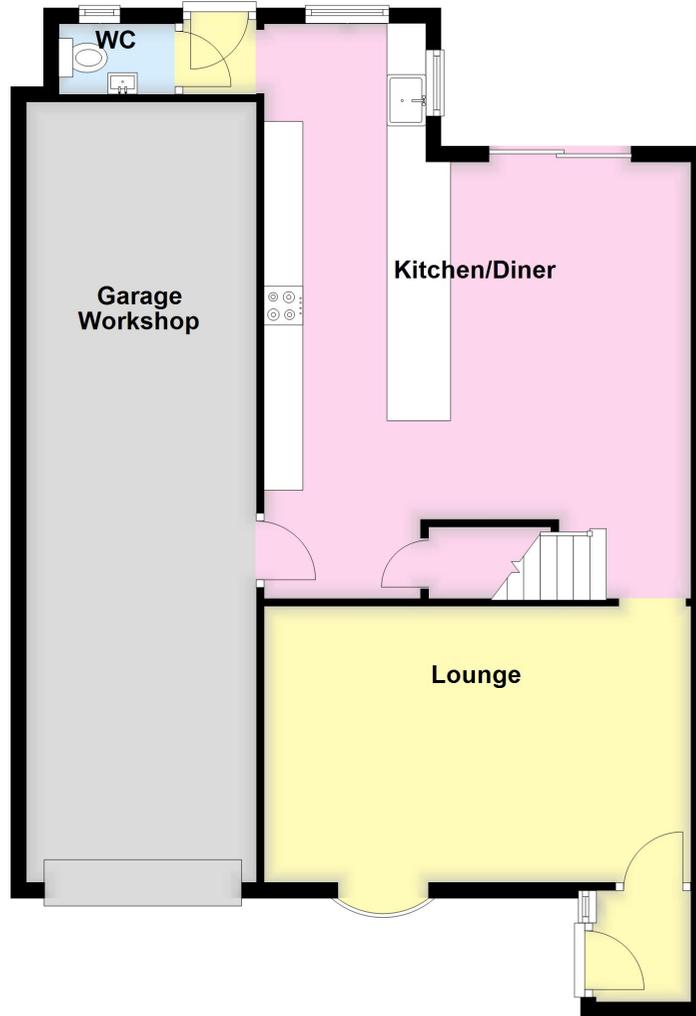
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 90.8 sq. metres (977.2 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 131.0 sq. metres (1409.6 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		72	84
England, Scotland & Wales			
		EU Directive 2002/91/EC	