



SHARMAN
BURGESS
FOR SALE
01205 361161

PRIVATE
DRIVE
17' 10" x
10' 0" x
10' 0"

£259,950

6 Crafton Lane, Boston, Lincolnshire PE21 7TZ

SHARMAN BURGESS

6 Crafton Lane, Boston, Lincolnshire
PE21 7TZ
£259,950 Freehold

ACCOMMODATION:

ENTRANCE HALL

Having a partially obscure glazed entrance door, staircase leading to the first floor, tiled floor, radiator, coved cornice and a ceiling light point.

LOUNGE

14' 6" x 11' 8" (4.42m x 3.56m)

Having a window to the front aspect, French doors leading out to garden, radiator, coved cornice, ceiling light point, television aerial point and a living flame coal effect gas fireplace with fitted hearth, inset and display surround.

An immaculate, modern detached property situated in a cul-de-sac location. The accommodation comprises entrance hall, lounge, dining room/snug, breakfast kitchen, utility room and downstairs cloakroom. To the first floor are three independent double bedrooms with an en-suite to bedroom one and a family bathroom. Further benefits include driveway, garage with electric up and over door and a landscaped rear garden.



SHARMAN BURGESS



DINING ROOM/SNUG

9' 5" x 9' 7" (2.87m x 2.92m)

Having dual aspect windows, radiator, coved cornice, ceiling light point and a television aerial point.

BREAKFAST KITCHEN

12' 9" x 8' 10" (3.89m x 2.69m)

Having roll edge work surfaces with tiled splash backs, inset one and a half sink and drainer with mixer tap, base level storage units and drawer units, space for a standard height fridge or freezer, plumbing for a dishwasher, integrated oven and grill, four ring gas hob and illuminated stainless steel fume extractor. Wall mounted storage units, eye level corner display shelving, window, coved cornice, ceiling recessed lighting, radiator and tiled floor.

UTILITY ROOM

10' 8" x 5' 9" (3.25m x 1.75m) (maximum measurements)

Having roll edge work surfaces with tiled splash backs, inset stainless steel sink and drainer with mixer tap, base level storage unit, matching eye level wall unit, plumbing for a washing machine, space for a twin height fridge freezer, coved cornice, ceiling light point, obscure glazed door, radiator, tiled floor and a cupboard beneath the stairs providing additional storage.

DOWNSTAIRS CLOAKROOM

Having a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splash back and a push button wc. Radiator, coved cornice, ceiling light point, obscure glazed window and tiled floor.

STAIRS AND FIRST FLOOR LANDING

Having a window, radiator, coved cornice, ceiling light point and access to the roof space which is served with a loft ladder.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 8" x 11' 8" (4.47m x 3.56m) (maximum measurements)

Having dual aspect windows, radiator, coved cornice and a ceiling light point. Airing cupboard housing the hot water tank and slatted linen shelving within.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splash back, push button wc and a shower cubicle with wall mounted shower within and hand held shower attachment.

Obscure glazed window, heated towel rail, coved cornice, ceiling recessed lighting and an extractor fan.

BEDROOM TWO

9' 5" x 9' (2.87m x 2.74m)

Having a window, radiator, coved cornice and a ceiling light point.

BEDROOM THREE

9' 5" x 9' 7" (2.87m x 2.92m)

Having dual aspect windows, radiator, coved cornice, ceiling light point and secondary access to the roof space.

FAMILY BATHROOM

Having a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splash back, panelled bath with mixer tap and splash back and a push button wc. Heated towel rail, obscure glazed window, coved cornice, ceiling recessed lighting and an extractor fan.

EXTERIOR

The property is approached over a rubber compound driveway which provides off road parking, hard standing and vehicular access to the garage. The property benefits from gated access to either side leading to the rear garden. The driveway also has access to a cold water tap. Slate borders and a sandstone pathway lead round to the front entrance door.

GARAGE

17' x 8' 8" (5.18m x 2.64m)

Having an electric up and over door, served with power and lighting, wall mounted Ideal central heating boiler, wall mounted consumer unit for the electrics and access to the roof space.

REAR GARDEN

The rear garden has been landscaped to provide a low maintenance yet interesting garden with sections of paved patio seating areas with blockwork trim, a circular decked area and a large central slated section with well maintained fencing to the boundaries. Served with outside lighting. There is a timber shed which is to be included within the sale.

SERVICES

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

REFERENCE

10122024/28502605/DUD



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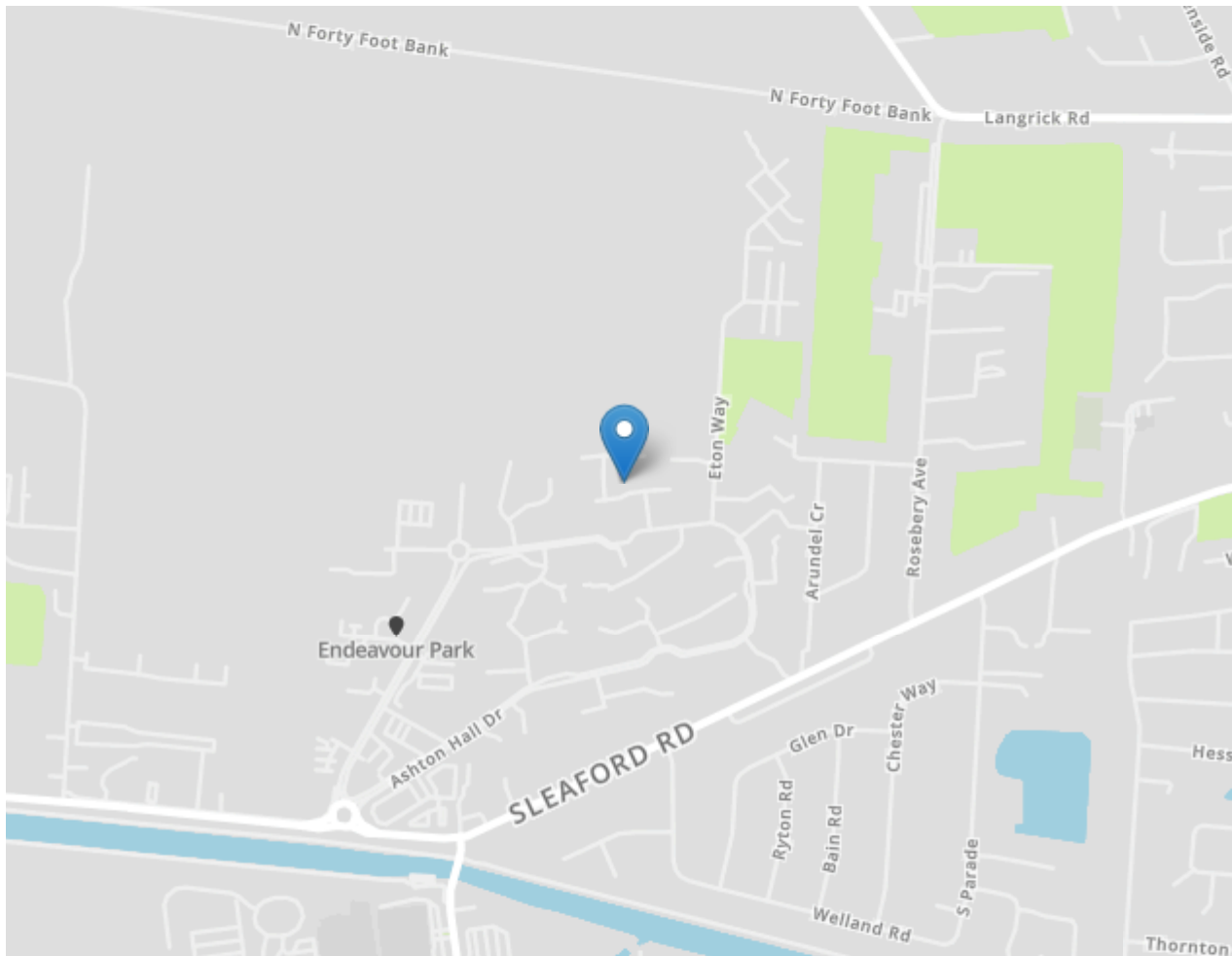
AGENT'S NOTES

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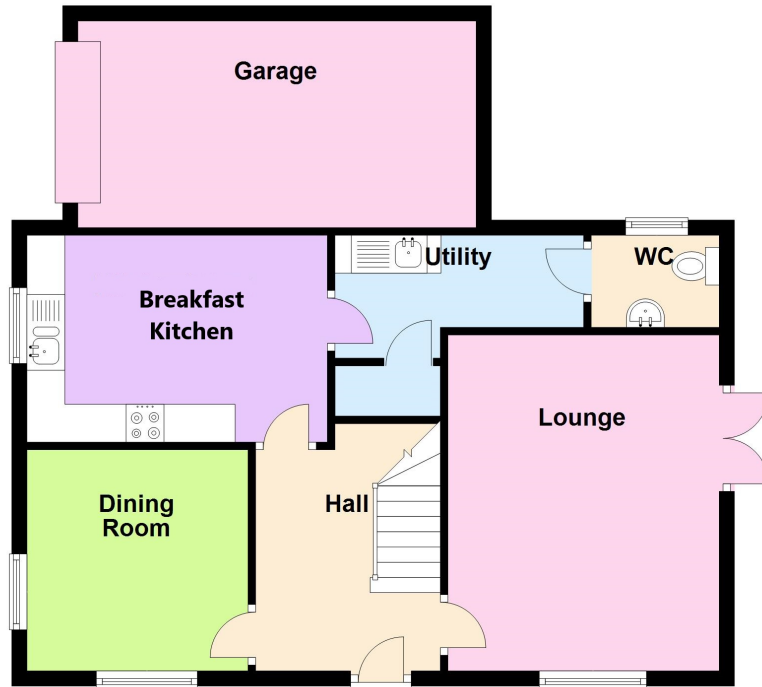
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

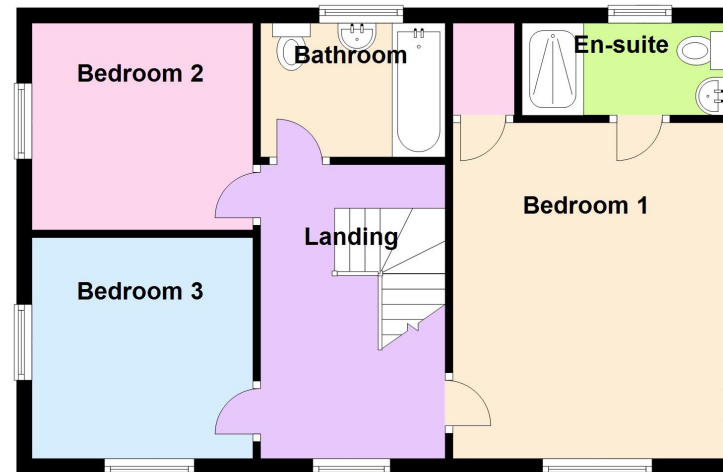
Ground Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



Total area: approx. 119.9 sq. metres (1290.6 sq. feet)



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