



SHARMAN
BURGESS
FOR SALE
01205 361161

£199,950

32 Pilgrim Road, Boston, Lincolnshire PE21 6JW

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£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, obscure glazed window with coloured glass detailing to side elevation, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point.

A well presented three bedroomed detached property situated close to Boston Town Centre and its amenities. Accommodation comprises an entrance hall, lounge, sitting room, kitchen diner, ground floor office, three bedrooms to the first floor and a family bathroom. Further benefits include a gravelled driveway, enclosed rear garden, gas central heating, uPVC double glazing.



SHARMAN BURGESS



LOUNGE

14' 10" (including bay window and taken to chimney breast) x 11' 8" (4.52m x 3.56m)

Having feature bay window to front elevation, further window to side elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, living flame coal effect gas fireplace with back boiler providing hot water and central heating with fitted hearth and display surround.

SITTING ROOM

18' 1" (maximum) x 10' 0" (maximum including chimney breast) (5.51m x 3.05m)

Having dual aspect windows, further partially obscure glazed window with coloured glass detailing to side elevation, radiator, coved cornice, ceiling light point, fireplace with electric fire and fitted hearth and display surround, TV aerial point.

KITCHEN DINER

17' 10" (maximum) x 10' 0" (5.44m x 3.05m)

Having roll edge work surfaces with tiled splashbacks and inset one and a half bowl stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and wall mounted glazed display units, space for standard height fridge or freezer, plumbing for washing machine, integrated double oven and grill, four ring gas hob with fume extractor above, dual aspect windows, obscure glazed entrance door leading to the rear, partially obscure glazed entrance door leading to the front, wood effect laminate flooring, radiator, two ceiling light points.



**SHARMAN
BURGESS** Est 1996

OFFICE

6' 0" (maximum) x 6' 5" (maximum) (1.83m x 1.96m)

Having obscure glazed window to front elevation, radiator, wood effect laminate flooring, ceiling light point.

FIRST FLOOR LANDING

Having partially obscure glazed window with coloured glass detailing to side elevation, radiator, coved cornice, ceiling light point.

BEDROOM ONE

13' 5" (maximum including chimney breast) x 11' 8" (4.09m x 3.56m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 8" x 10' 0" (3.25m x 3.05m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

BEDROOM THREE

8' 9" x 6' 0" (including stair bulkhead) (2.67m x 1.83m)

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

BATHROOM

Having WC, wash hand basin with vanity unit beneath, panelled bath, extended tiled splashbacks, ceiling light point, access to loft space, radiator, obscure glazed window to rear elevation.

EXTERIOR

The property is accessed via wrought iron double gates leading to a gravelled driveway which provides off road parking. There is a privet hedging to the front boundary.

REAR GARDEN

Being initially laid to a paved patio seating area, leading to a central grassed section with gravelled borders. The garden houses a timber storage shed which is to be included within the sale. The garden is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

27102025/29653230/DUF



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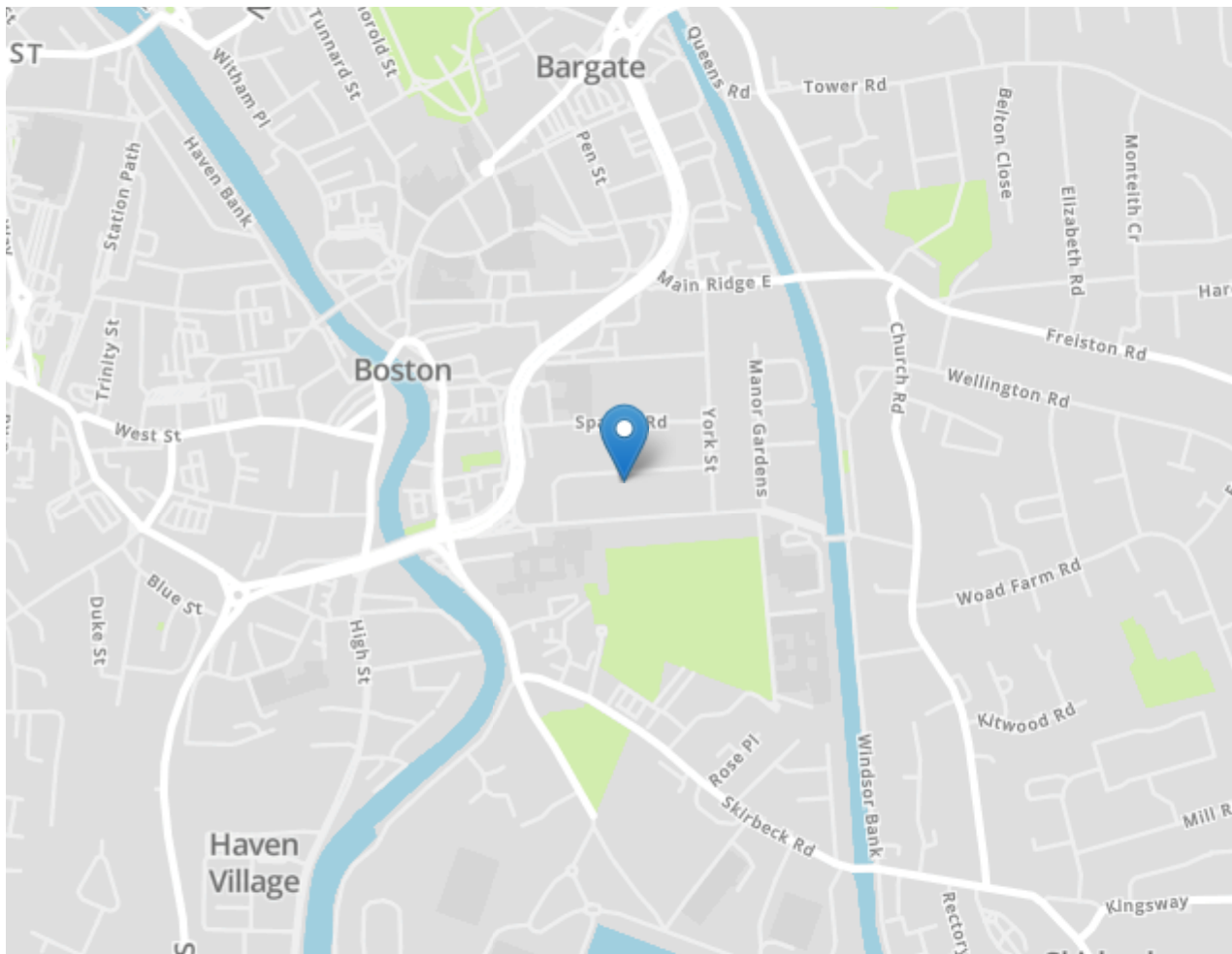
AGENT'S NOTES

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.

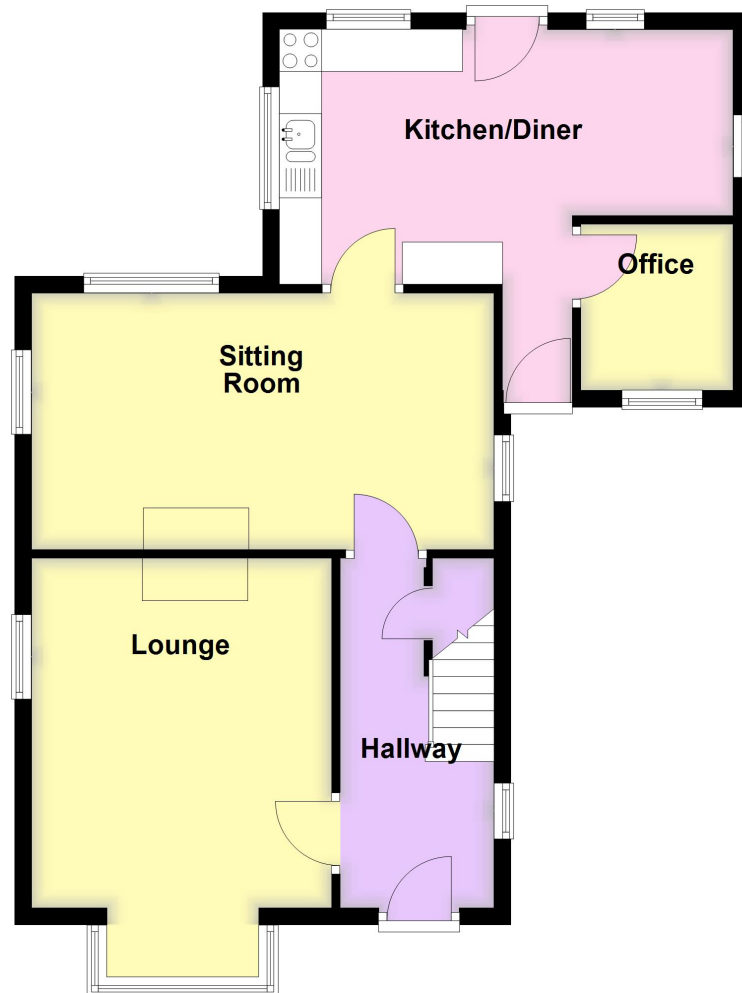
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

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