



£189,950

14 Highgrove Crescent, Boston, Lincolnshire PE21 9AR

SHARMAN BURGESS

**14 Highgrove Crescent, Boston, Lincolnshire
PE21 9AR
£189,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, access to roof space, wall mounted digital central heating thermostat, built-in boiler cupboard housing the Viessmann gas central heating boiler.

LOUNGE

15' 6" (maximum) x 10' 9" (maximum) (4.72m x 3.28m)

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

An extremely well presented bungalow situated within a highly sought after residential location, being well appointed throughout and benefitting from a garage conversion to provide additional living space. Accommodation comprises an entrance hall, lounge, breakfast kitchen, dining room, two double bedrooms, with bedroom one having an en-suite shower room which is also accessed from the entrance hall. Further benefits include uPVC double glazing, gas central heating and driveway. The property is offered for sale with NO ONWARD CHAIN.



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BREAKFAST KITCHEN

11' 3" (maximum) x 9' 6" (3.43m x 2.90m)

Being well appointed and comprising roll edge work surfaces with tiled splashback, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for twin height fridge freezer, plumbing for dishwasher, plumbing for automatic washing machine, integrated electric oven, four ring electric hob with fume extractor above, radiator, coved cornice, ceiling light point, wall mounted electric fuse box, window, obscure glazed entrance door.

DINING ROOM

12' 3" x 9' 8" (3.73m x 2.95m)

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

BEDROOM ONE

15' 5" (maximum) x 7' 5" (maximum) (4.70m x 2.26m)

Having window, door leading to the exterior, radiator, two ceiling light points, TV aerial point.

EN-SUITE SHOWER ROOM

Having 'Jack & Jill' access from both Bedroom One and the main hallway. Being fitted with a modern three piece suite comprising shower cubicle with wall mounted Aqualisa digital shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, heated towel rail, obscure glazed window, coved cornice, ceiling light point, extractor fan.

BEDROOM TWO

9' 7" x 9' 6" (2.92m x 2.90m)

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



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property sits on an established corner plot with front and side gardens which are predominantly laid to gravel and interspersed by a variety of plants, shrubs and flowers. The driveway is accessed over a dropped kerb and provides off road parking. To the rear, the property has a courtyard style garden and is paved with slate borders and fully enclosed and served by outside lighting and tap.

SERVICES

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

REFERENCE

20032024/27357322/STO



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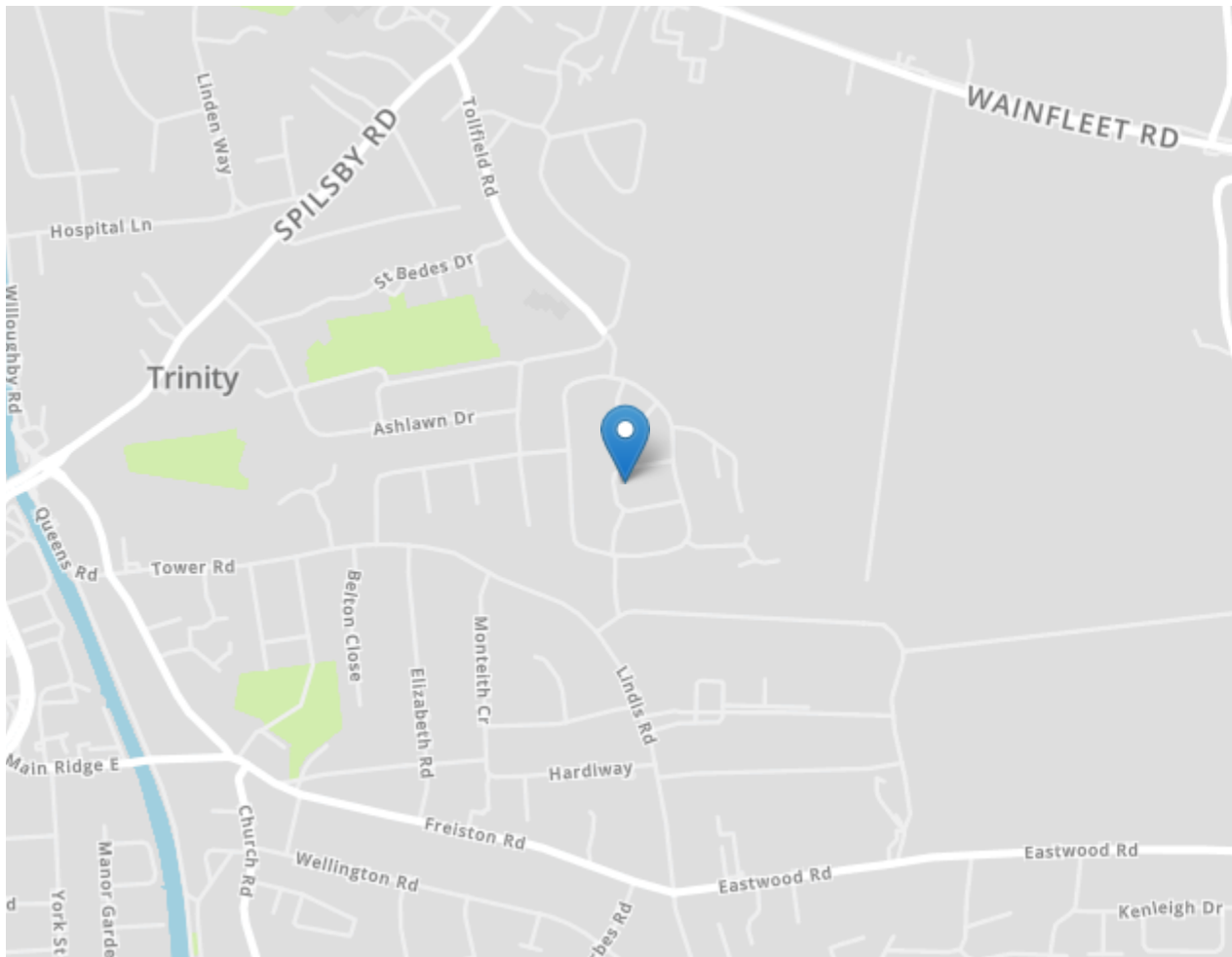
AGENT'S NOTES

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. 72.0 sq. metres (775.2 sq. feet)



Total area: approx. 72.0 sq. metres (775.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	