



£179,950

12 Riverside, Boston, Lincolnshire PE21 9DX

SHARMAN BURGESS

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PE21 9DX
£179,950 Freehold

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed door, stairs leading to the first floor and ceiling light point.

LOUNGE

17' 0" (maximum measurement taken into bay window) x 12' 8" (5.18m x 3.86m)

With wood effect laminate flooring, two ceiling light points, two radiators, under stairs cupboard providing storage space, wall mounted digital thermostat for the central heating and feature bay window to the front aspect and TV aerial point.

An extremely well presented three storey town house property with accommodation comprising entrance hall, lounge, kitchen/diner with three well proportioned bedrooms, en-suite to bedroom one and family bathroom. Further benefits include two numbered and allocated parking spaces, gas central heating and enclosed rear garden.



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KITCHEN/DINER

16' 1" x 9' 4" (4.90m x 2.84m)

Having roll edge work surfaces with tiled splash backs, inset stainless steel one and half sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units. Space for condensing tumble dryer, plumbing for washing machine, integrated oven and grill with four ring gas hob with illuminated fume extractor and space for twin height fridge/freezer. Tiled floor, radiator and two ceiling light points, window to the rear aspect and French doors leading to the rear garden. Doorway to former wc which is currently being used for storage but the agent believes the waste is still in place should a prospective purchaser wish to reinstate. Tiled floor and ceiling light point within.

FIRST FLOOR LANDING

With built in cloak cupboard and built in linen cupboard, window to the front aspect, radiator and two ceiling light points.

BEDROOM TWO

13' 9" x 9' 7" (4.19m x 2.92m)

Having window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

9' 7" x 11' 0" (2.92m x 3.35m)

Having window to the front aspect, radiator and ceiling light point.



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FAMILY BATHROOM

With pedestal wash hand basin with mixer tap and tiled splash back, push button wc, panel bath with mixer tap, wall mounted mains fed shower with handheld shower attachment and fitted shower screen. Heated towel rail, obscure glazed window to the rear aspect, extractor fan and ceiling light point.

SECOND FLOOR LANDING

With ceiling light point and built in cloak cupboard with hanging rail within.

BEDROOM ONE

18' 0" (with reduced head height and including dressing table area) x 12' 8" (5.49m x 3.86m)

Having windows to both the front and rear aspects, two radiators, ceiling light point and access to the loft space.

EN-SUITE SHOWER ROOM

With push button wc, pedestal wash hand basin with mixer tap and tiled splash back. Shower cubicle with wall mounted mains fed shower and fitted shower screen. Heated towel rail, shaver point, ceiling light point, extractor fan and window to the rear aspect. Baxi combination gas central heating boiler is located within the built into eaves storage area.

EXTERIOR

To the front the property benefits from two numbered and allocated parking spaces and to the rear a well presented garden initially with paved area leading to a further central lawned section with tiered rear and raised decking providing further seating space. The garden is fully enclosed and is served by external tap and lighting

AGENTS NOTE

Please note that a service charge of £160.85 is payable yearly to LSH for maintenance and upkeep of unadopted roadways, walkways and communal areas.

SERVICES

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

REFERENCE

250725/29318307/MAS



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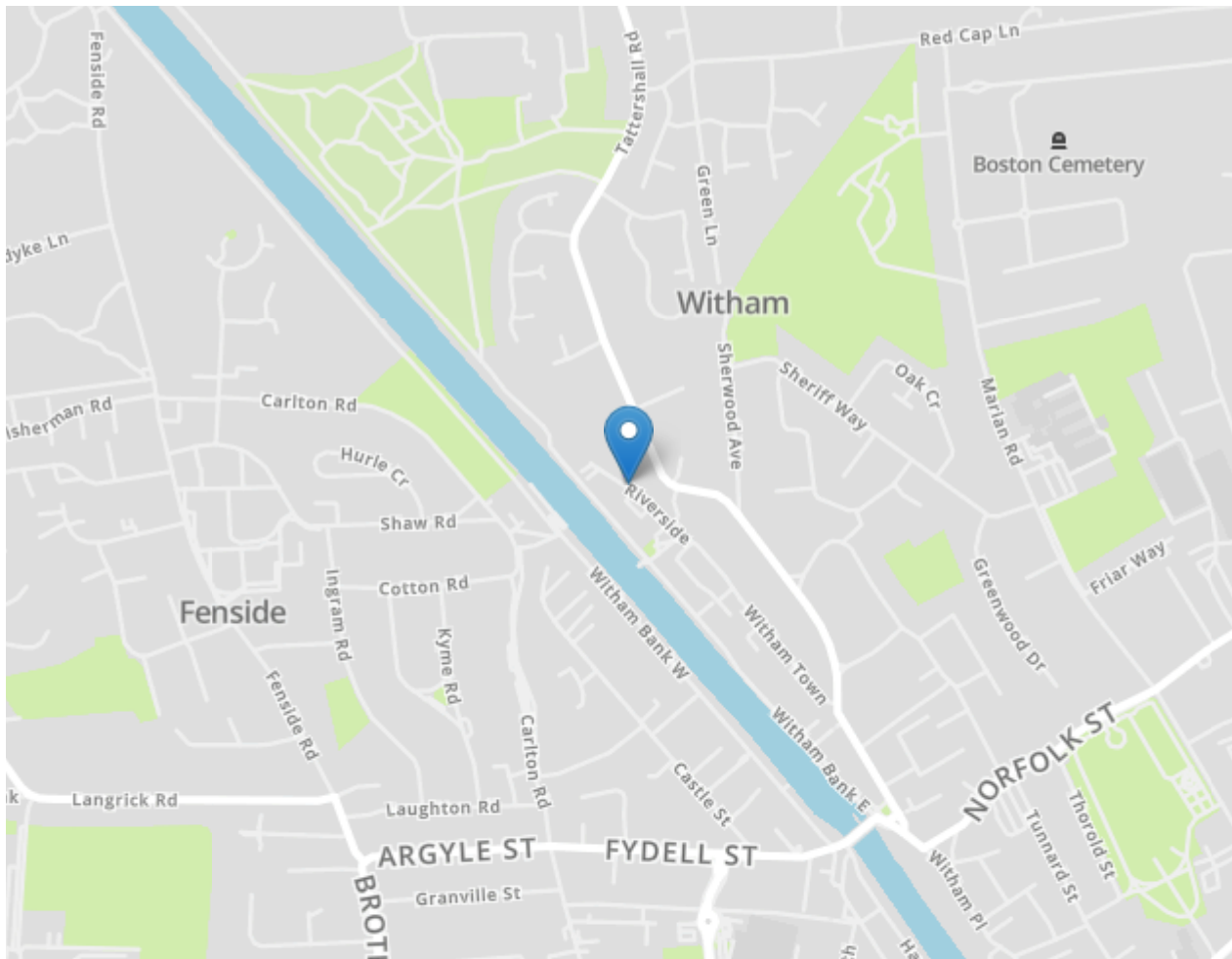
AGENT'S NOTES

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.

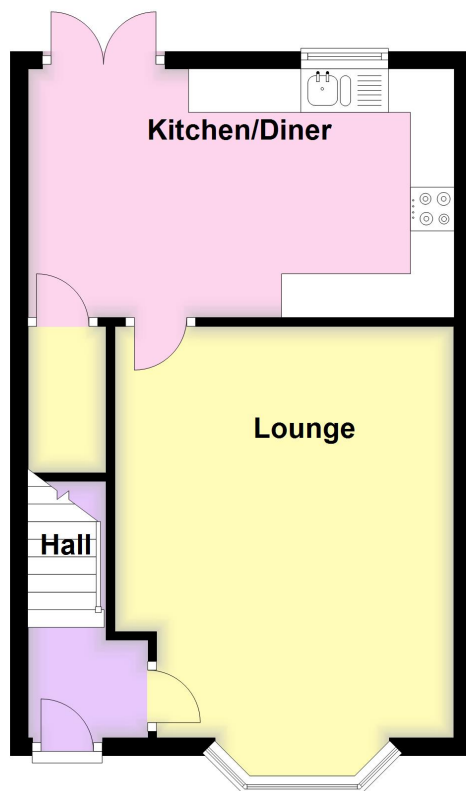
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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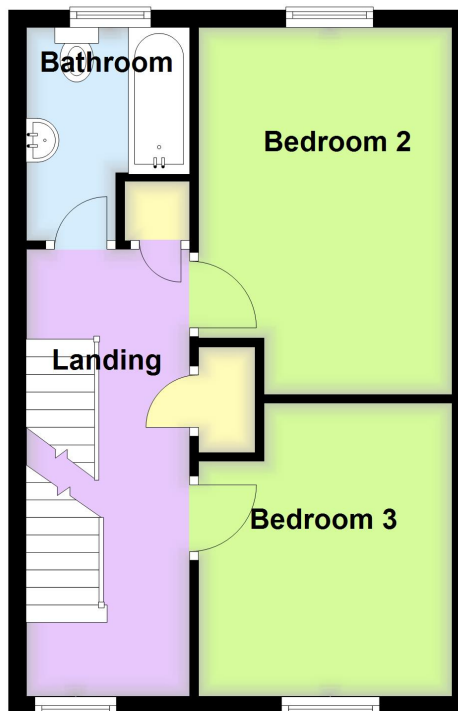
Ground Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



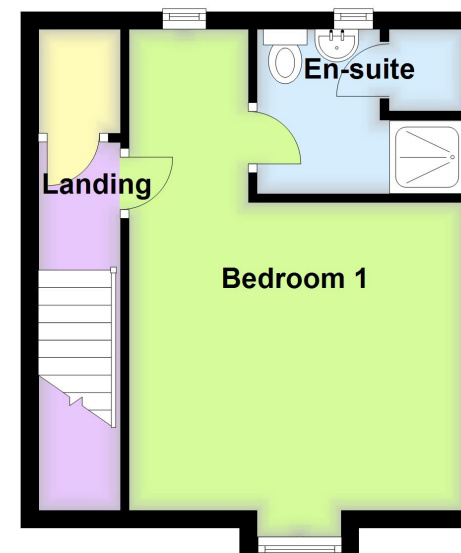
First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Second Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		