



£234,995

59 Hawthorn Close, Boston, Lincolnshire PE21 0QJ

SHARMAN BURGESS

59 Hawthorn Close, Boston, Lincolnshire
PE21 0QJ
£234,995 Freehold

A new build three bedroomed detached property situated on the outskirts of Boston with off road parking, garage and enclosed rear garden. Fitted with a kitchen upgrade and benefitting from a ground floor cloakroom, en-suite shower room and a 10 Year NHBC certificate.

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, radiator, double glazed window to side aspect, stairs rising to first floor landing, door to: -

LOUNGE

15' 2" x 9' 11" (4.62m x 3.02m) 15' 2" x 9' 11" (4.62m x 3.02m)
Having under stairs storage, radiator, double glazed window to front aspect, TV aerial point, telephone point, door to: -



SHARMAN BURGESS



KITCHEN DINER

7' 10" x 13' 5" (2.39m x 4.09m)

Having a fitted kitchen upgrade comprising wall and base level storage units, areas of worksurfaces, integrated oven and gas hob with extractor above, inset single bowl sink and drainer with mixer tap, space for standard height fridge freezer, space and plumbing for dishwasher or washing machine, extractor fan, radiator, double glazed window to rear aspect, double glazed patio doors to rear aspect, door to: -

CLOAKROOM

Having low level WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, access to roof space, doors to bedrooms and bathroom.

BEDROOM ONE

12' 11" x 9' 3" (3.94m x 2.82m)

Having double glazed window to front aspect, radiator, wall mounted heating control thermostat, door to: -

EN-SUITE SHOWER ROOM

Having a three piece suite comprising double shower cubicle within tiled recess with mains fed shower within, pedestal wash hand basin with tiled splashback, low level WC, radiator, extractor fan, double glazed window to rear aspect.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 5" (maximum measurement with restricted head height) x 13' 6" (maximum measurement incorporating stair bulkhead) (3.48m x 4.11m)

Having double glazed window to front aspect, radiator.

BEDROOM THREE

11' 8" x 6' 9" (3.56m x 2.06m)

Having double glazed window to rear aspect, radiator, telephone point.

BATHROOM

Having panelled with mixer tap and shower attachment and wall mounted mains fed shower above and fitted screen, pedestal hand basin, WC, extractor fan, radiator, double glazed window.

EXTERIOR

The property benefits from a gravelled driveway providing off road parking for numerous vehicles as well as access to the integral garage together with an EV charging point. There is a shaped front lawn with pathway leading to the front entrance door.

The rear garden comprises a paved patio seating area with the remainder laid to lawn. The garden is fully enclosed by timber fencing.

INTEGRAL GARAGE

16' 11" x 8' 7" (5.16m x 2.62m)

Having up and over door, served by power and lighting, personnel door to rear garden.

SERVICES

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

REFERENCE

29012024/27221433/GLE



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

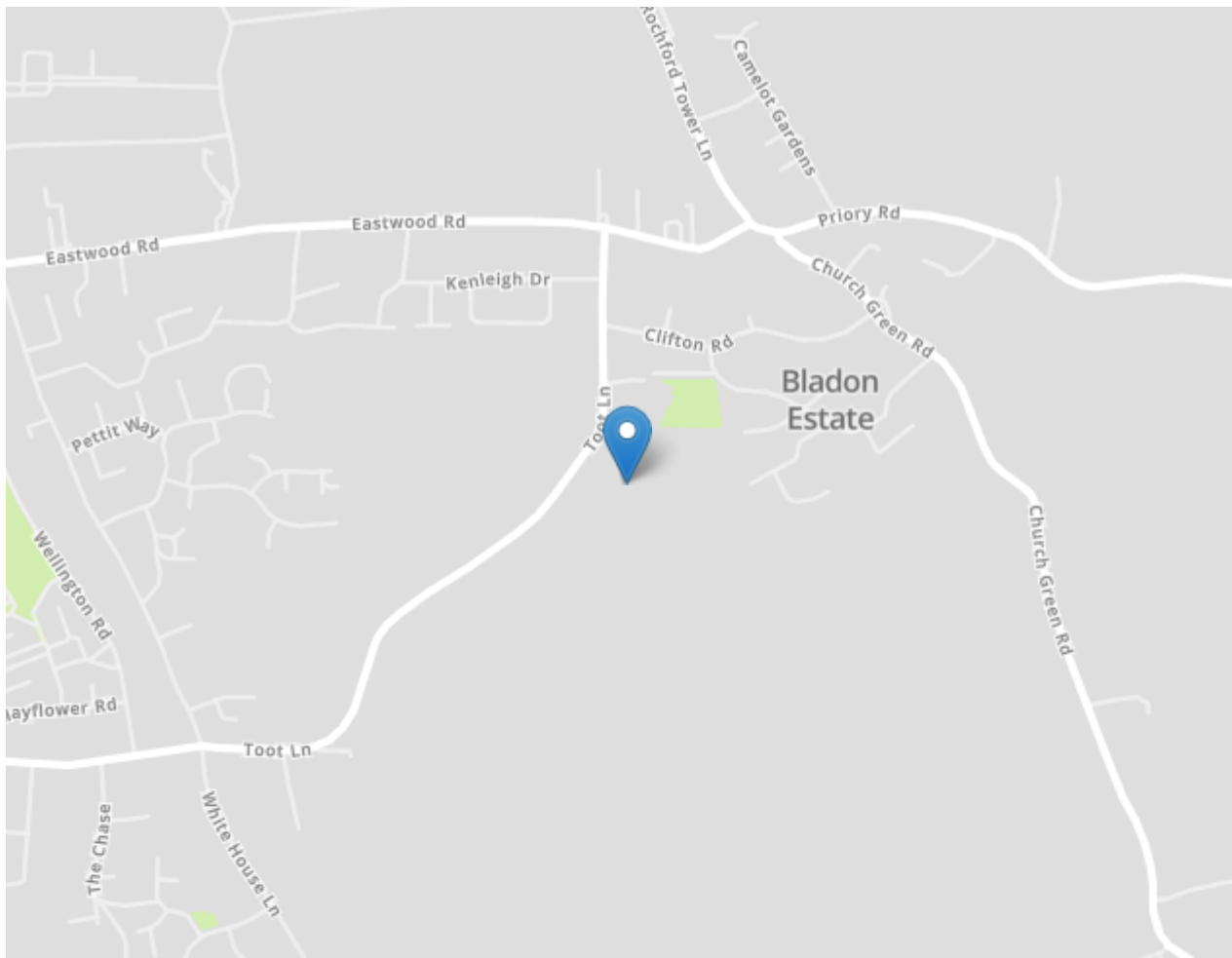
AGENT'S NOTES

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.

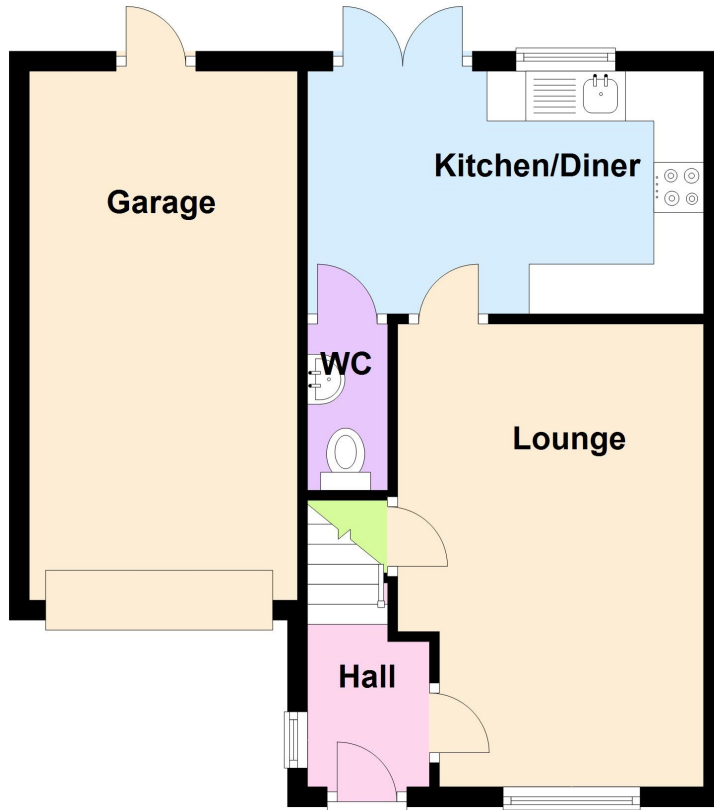
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

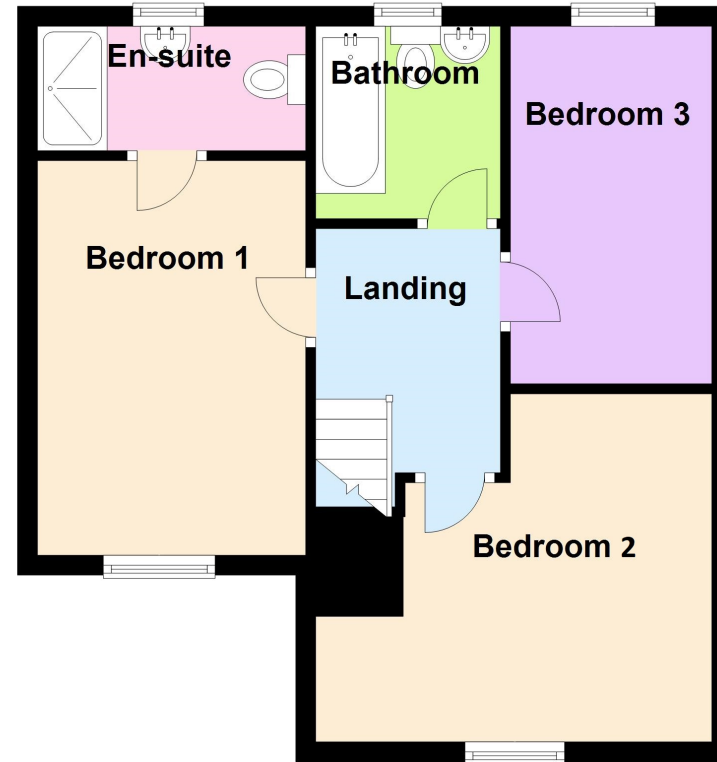
Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

