



£154,950

31 Whittle Close, Boston, Lincolnshire PE21 7SD

SHARMAN BURGESS

**31 Whittle Close, Boston, Lincolnshire PE21
7SD
£154,950 Freehold**

ACCOMMODATION

LOUNGE

12' 7" (maximum measurement) x 12' 9" (maximum measurement including staircase) (3.84m x 3.89m)

Having partially obscure glazed front entrance door, dual aspect windows to front and rear of the property, radiator, dado rail, coved cornice, ceiling light point, TV aerial point, under stairs storage cupboard, wood effect laminate flooring, wall mounted central heating thermostat, door to: -

An extremely well presented end of terrace property situated on a corner plot benefitting from not only parking and driveway to the front but additional parking for approximately three vehicles to the rear. The accommodation comprises a lounge, kitchen, two bedrooms to the first floor and bathroom with modern white three piece suite. Further benefits include an enclosed good sized rear garden with Indian sandstone patio seating area, gas central heating, being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

12' 9" x 7' 9" (3.89m x 2.36m) (both maximum measurements)
 Having roll edge work surfaces with tiled splashbacks, inset sink and drainer unit with mixer tap, base level storage units, matching eye level wall unit and eye level corner display shelving, plumbing for automatic washing machine, space for standard height fridge or freezer, additional space for twin height fridge freezer, integrated oven and grill, four ring gas hob and fume extractor, wood effect laminate flooring, radiator, ceiling mounted strip light, obscure glazed entrance door, window to front aspect, wall mounted electric fuse box.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

9' 5" x 9' 4" (2.87m x 2.84m) (both maximum measurements)
 Having window to front aspect, radiator, dado rail, ceiling light point, over stairs storage cupboard providing wardrobe space.

BEDROOM TWO

11' 2" x 6' 5" (3.40m x 1.96m) (both maximum measurements)
 Having window to front aspect, radiator, ceiling light point, access to roof space.

BATHROOM

Having a white three piece suite comprising WC, pedestal wash hand basin, panelled bath with mixer tap, shower attachment and fitted shower screen. Tiled splashbacks, obscure glazed window to rear, extractor fan, ceiling light point, electric shaver point, radiator, built-in boiler cupboard housing the gas combination central heating boiler.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property sits on a corner plot and has the benefit of not only a driveway to the front but an additional driveway to the rear. The front driveway provides hardstanding and off road parking for approximately one car. To the rear is additional parking for approximately three further vehicles. The front garden is predominantly laid to grass and has paved access leading to the front entrance door.

The property benefits from a good sized rear garden which initial comprises an Indian sandstone paved patio seating area, leading to the remainder of the garden which is predominantly laid to lawn and is fully enclosed by fencing.

SERVICES

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

REFERENCE

26241787/25052023/BAX



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

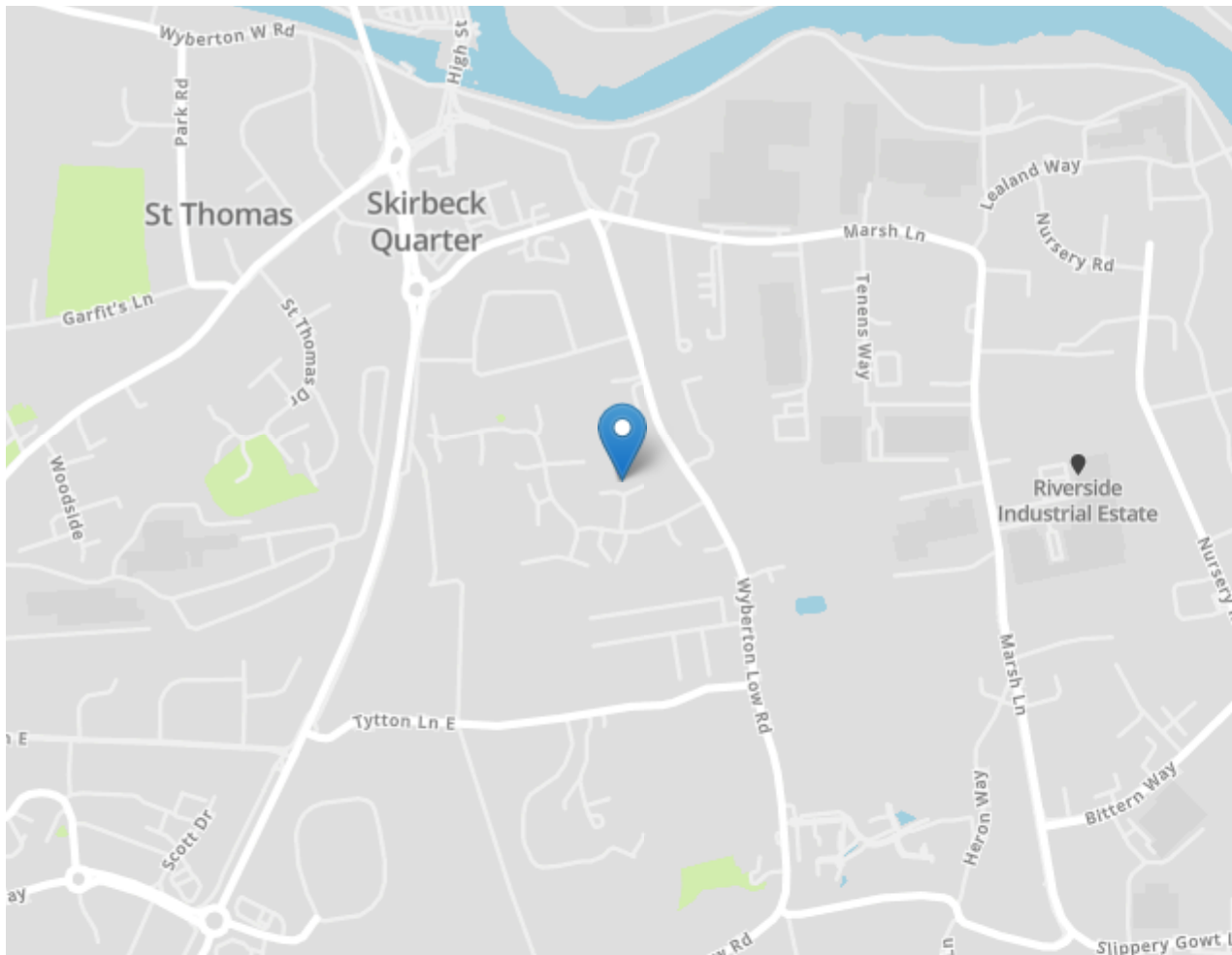
AGENT'S NOTES

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.

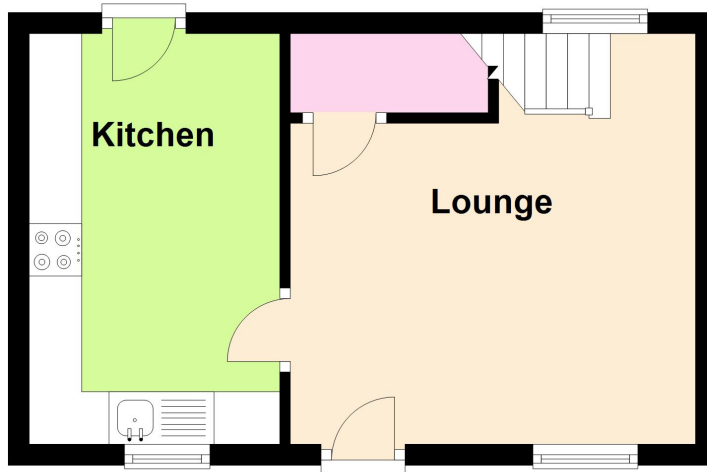
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

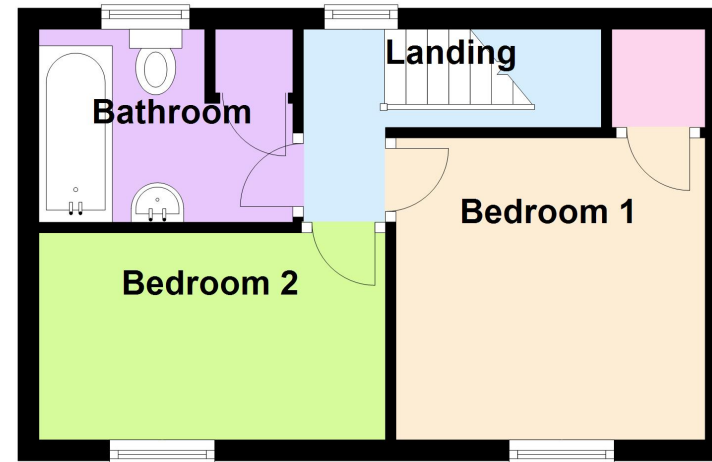
Ground Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Total area: approx. 49.6 sq. metres (534.4 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(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	