



£335,000

9 Saddlers Way, Fishtoft, Boston, Lincolnshire PE21 0BB

SHARMAN BURGESS

**9 Saddlers Way, Fishtoft, Boston, Lincolnshire
PE21 0BB
£335,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door with side panel windows, wood design tiled floor, staircase leading off, radiator.

LOUNGE

14' 10" x 11' 10" (4.52m x 3.61m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point, fireplace with inset multi fuel burner and tiled hearth, wood design tiled floor, double doors through to: -

A modern four bedroomed detached house situated in a popular residential location with off road parking, single garage and good sized enclosed rear garden. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility, ground floor cloakroom, four bedrooms, en-suite to bedroom one and a family bathroom.



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DINING ROOM

12' 11" x 9' 10" (3.94m x 3.00m)

Having wood design tiled floor, radiator, TV aerial point, coved cornice, double glazed patio doors leading to the rear garden, door to: -

KITCHEN

12' 10" x 11' 10" (3.91m x 3.61m)

Being fitted with a range of wall and base level units, areas of work surface, inset ceramic one and a half bowl sink and drainer with mixer tap, inset oven and gas hob with extractor above, space for fridge, space for washing machine, breakfast bar, radiator, coved cornice, wood design tiled floor, double glazed window to rear elevation, door to under stairs storage cupboard, door to: -

UTILITY ROOM

Having work surface with space for automatic washing machine beneath, wall mounted Worcester Bosch combi boiler, space for upright fridge freezer, coved cornice, extractor fan, wood design tiled floor, glazed uPVC rear entrance door, door to: -

GROUND FLOOR CLOAKROOM

Having low level WC, wall mounted wash hand basin, radiator, double glazed window to side elevation, wood design tiled floor, coved cornice.

FIRST FLOOR LANDING

Having double glazed window to front elevation, coved cornice, access to roof space, airing cupboard with slatted shelving within.

BEDROOM ONE

14' 4" x 11' 10" (4.37m x 3.61m)

Having double glazed window to front elevation, coved cornice, TV aerial point, radiator, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle fitted to tiled recess with mains fed shower within, coved cornice, extractor fan, electric shaver point, partly tiled walls, tiled floor, radiator, double glazed window to side elevation.

BEDROOM TWO

10'9" x 9'10" (3.28m x 3.00m)

Having double glazed window to rear elevation, coved cornice, radiator, TV aerial point.

BEDROOM THREE

14'5" x 9'0" (4.39m x 2.74m)

Having double glazed window to front elevation, coved cornice, radiator, TV aerial point.

BEDROOM FOUR

10'6" x 9'0" (3.20m x 2.74m)

Having double glazed window to rear elevation, radiator, TV aerial point, coved cornice.

FAMILY BATHROOM

Being fitted with a three piece suite comprising low level WC, wash hand basin, panelled bath, partly tiled walls, double glazed window to rear elevation, radiator.

EXTERIOR

To the front, a gravelled driveway provides off road parking as well as access to the single garage. There is a lawned front garden and gated access leads to the rear.

SINGLE GARAGE

Having up and over door.

REAR GARDEN

Having paved patio seating area leading to a good sized lawned area with shrub and bush borders. The garden is fully enclosed by fencing and benefits from a timber summerhouse.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29092025/29160544/DES



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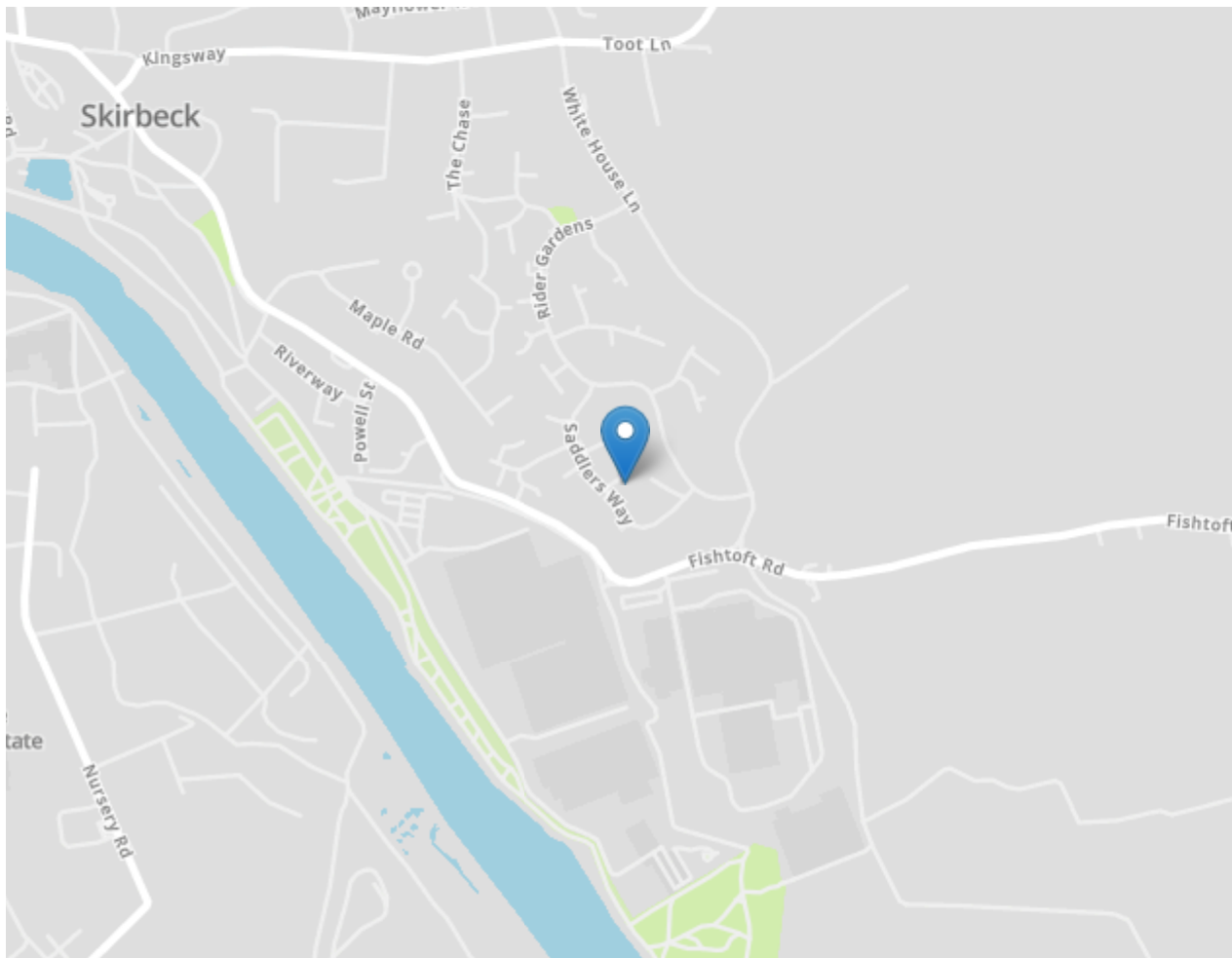
AGENT'S NOTES

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.

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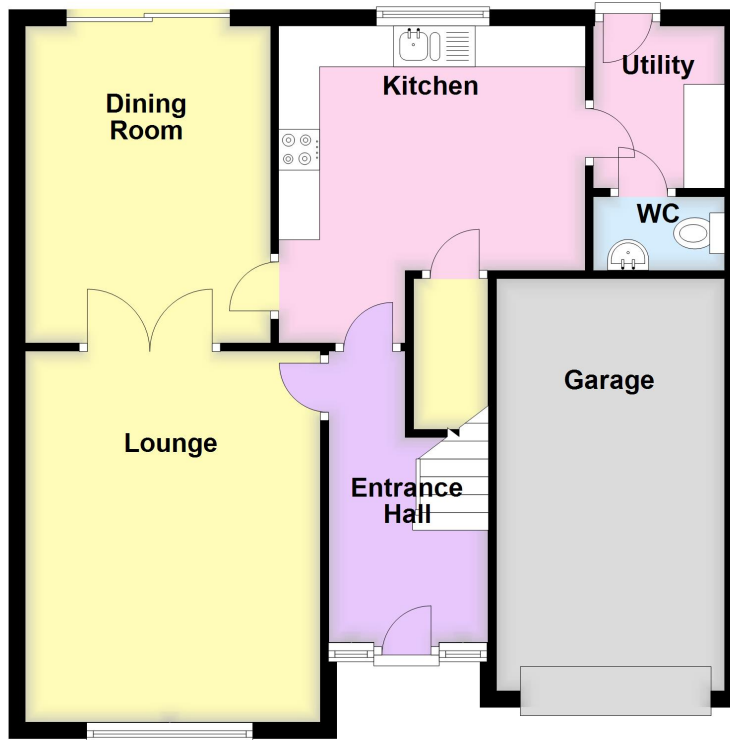
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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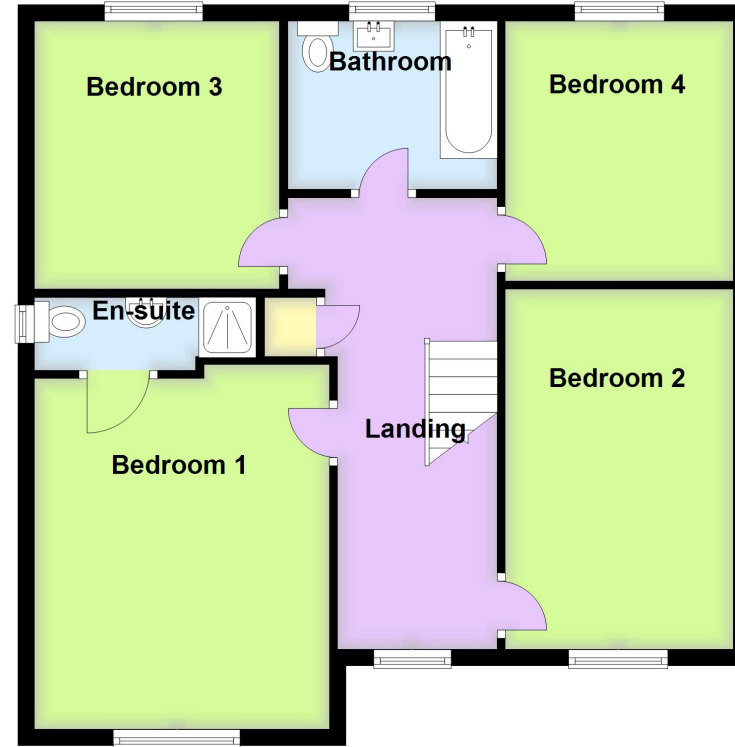
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.4 sq. feet)



Total area: approx. 138.7 sq. metres (1493.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	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		