



£172,995

53 Hawthorn Close, Boston, Lincolnshire PE21 0QJ

SHARMAN BURGESS



SHARMAN BURGESS

Est 1996

A new build two bedroom semi detached property situated on the outskirts of Boston with open field views to the front aspect and off road parking, ideal for FIRST TIME BUYERS. Accommodation in brief comprises an entrance hall, lounge, kitchen diner, cloakroom, two bedrooms and bathroom. Further benefits include EV charging point and 10 Year NHBC Certificate.

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, staircase rising to first floor landing, radiator, door to: -

LOUNGE

15' 1" x 10' 0" (4.60m x 3.05m)

Having double glazed window to front aspect, radiator, TV aerial point, telephone point, under stairs storage, wall mounted heating control thermostat, door to: -

KITCHEN

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

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

CLOAKROOM

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

FIRST FLOOR LANDING

Having stairs rising from entrance hall, radiator, access to roof space.

BEDROOM ONE

10' 2" x 13' 7" (maximum measurement including stair bulkhead) (3.10m x 4.14m)

Having radiator, telephone point, double glazed window to front aspect, wall mounted heating control thermostat.

BEDROOM TWO

12' 1" x 7' 3" (3.68m x 2.21m)

Having double glazed window to rear aspect, radiator.

BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and shower attachment and wall mounted mains fed shower above and fitted shower screen, pedestal wash hand basin, low level WC, tiled splashbacks, extractor fan, double glazed window to rear aspect, radiator.

EXTERIOR

To the front, the property benefits from a front lawn with paved pathway leading to the front entrance door and a shared gravelled driveway.

The rear garden is laid to lawn and partially enclosed by timber fencing.

SERVICES

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

REFERENCE

29012024/27221319/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

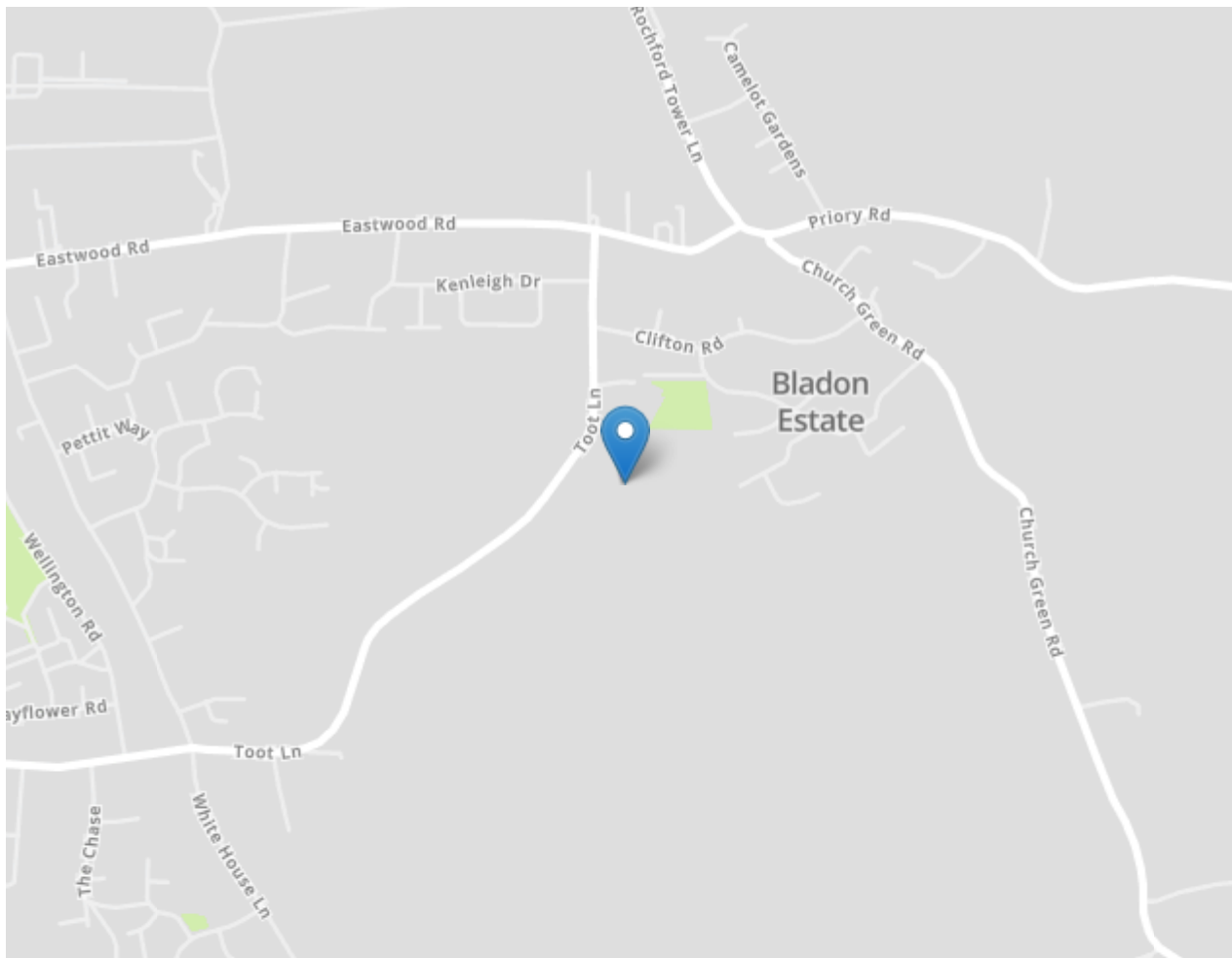
AGENT'S NOTES

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.

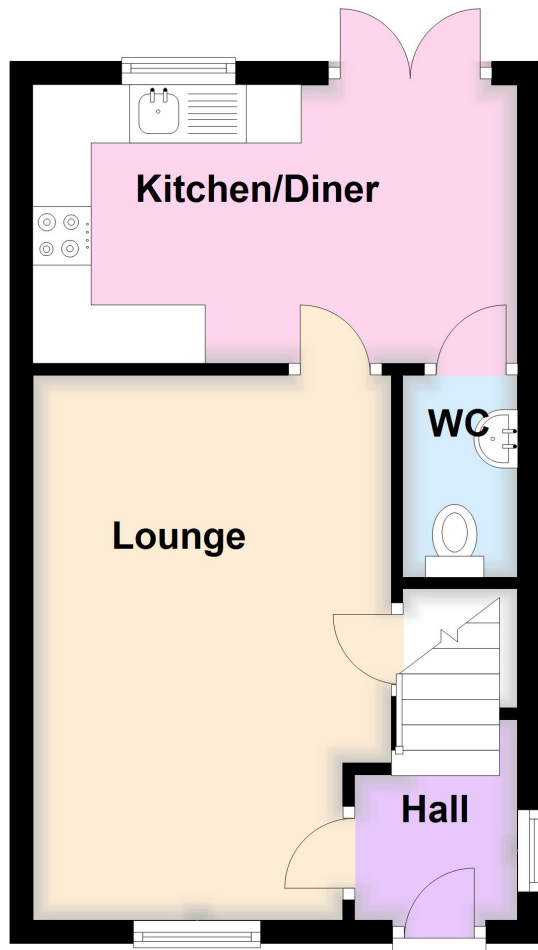
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

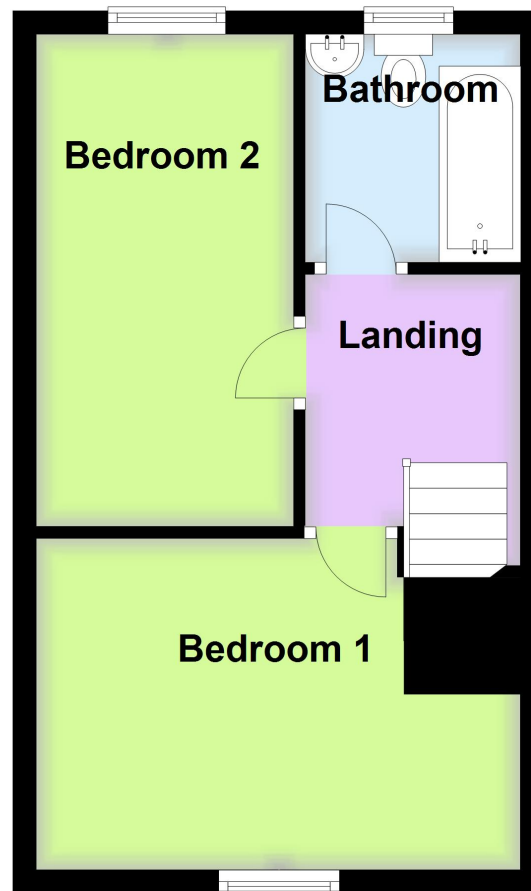
Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.6 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

