



£142,500

92 Freiston Road, Boston, Lincolnshire PE21 0JL

SHARMAN BURGESS

**92 Freiston Road, Boston, Lincolnshire
PE21 0JL
£142,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

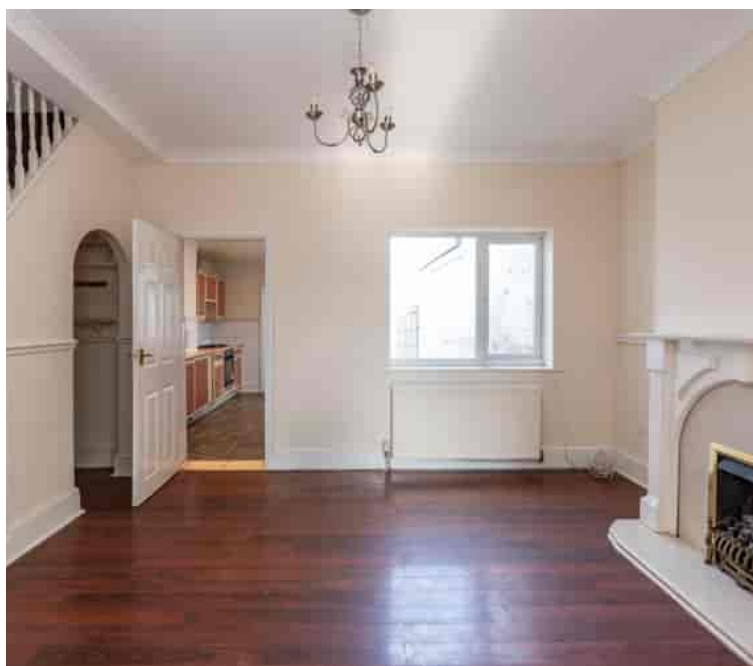
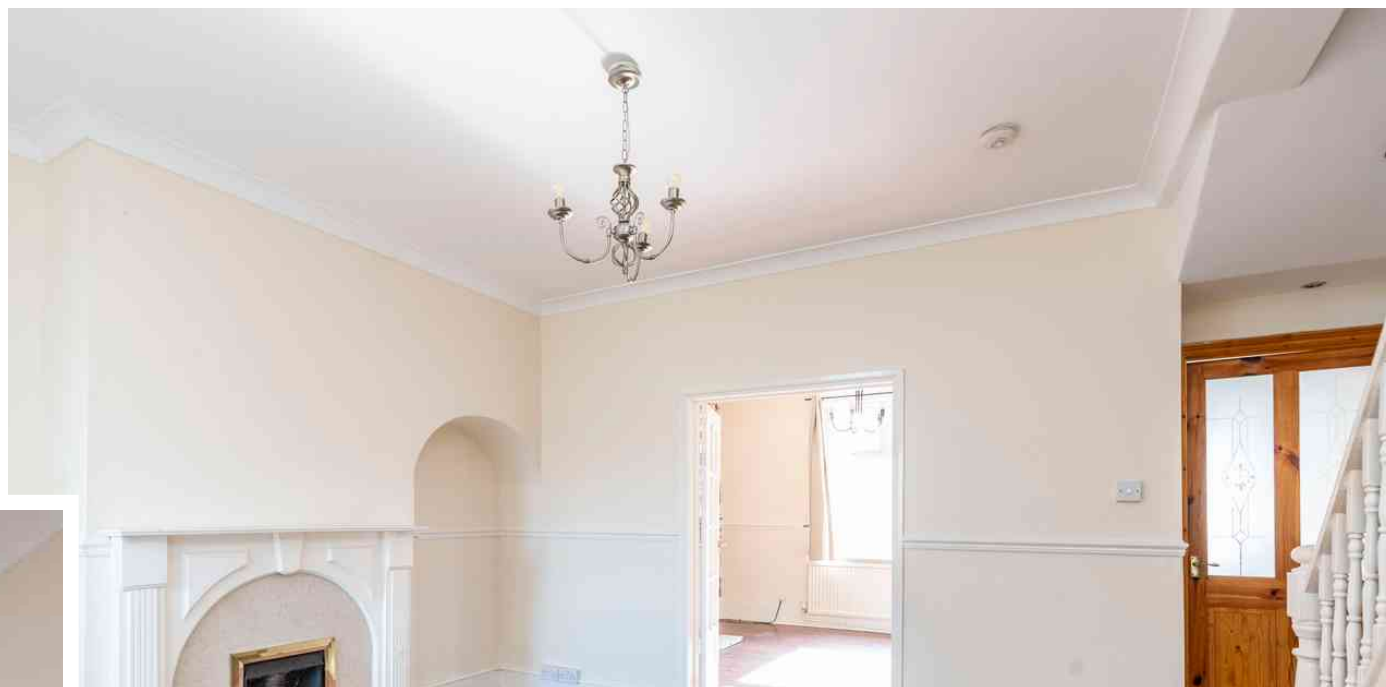
Having partially obscure glazed front entrance door, tongue and groove panelling to approximately half height, radiator, ceiling recessed lighting, partially obscure glazed door to: -

DINING ROOM

15' 10" (maximum including chimney breast and staircase) x 11' 10" (4.83m x 3.61m)

Having stairs leading to first floor with storage cupboard beneath, window to rear elevation, radiator, ceiling light point, fireplace with gas point, glazed double doors through to: -

A four bedroomed mid terraced property situated close to Boston Town Centre and amenities, popular schools and the Pilgrim Hospital. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, ground floor shower room, four bedrooms arranged off a first floor landing and family bathroom. Further benefits include uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



LOUNGE

12' 0" (maximum) x 12' 2" (maximum including chimney breast)
(3.66m x 3.71m)

Having window to front elevation, radiator, coved cornice, ceiling light point, dado rail, fireplace with gas point.

KITCHEN

14' 5" (maximum) x 8' 2" (maximum) (4.39m x 2.49m)

Having roll edge work surfaces with tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob and recirculating fume extractor, space for standard height fridge or freezer, obscure glazed entrance door, ceiling recessed lighting.

UTILITY ROOM

13' 5" (maximum) x 8' 8" (maximum) (4.09m x 2.64m)

Having roll edge work surface, stainless steel sink and drainer, storage space beneath, plumbing for automatic washing machine, tiled floor, window to side elevation, ceiling mounted strip lighting, door to: -

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising WC, wash hand basin, shower cubicle with wall mounted mains fed shower within, ceiling recessed lighting, extractor fan, obscure glazed window to rear.

FIRST FLOOR LANDING

Having radiator, coved cornice, ceiling recessed lighting, over stairs storage cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 0" (maximum) x 9' 2" (taken to chimney breast) (3.66m x 2.79m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobe to either side of chimney breast.

BEDROOM TWO

9' 4" (including chimney breast) x 11' 10" (2.84m x 3.61m)

Having window to front elevation, radiator, coved cornice, ceiling light point, ornamental fireplace with decorative tiled inset and hearth, built-in wardrobe to left hand side of chimney breast with hanging rail, within.

BEDROOM THREE

8' 9" (maximum) x 6' 3" (maximum) (2.67m x 1.91m)

Having window to front elevation, radiator, coved cornice, ceiling recessed lighting.

BEDROOM FOUR

7' 10" (measurement to built-in wardrobe) x 6' 2" (2.39m x 1.88m)

Having window to rear, radiator, ceiling recessed lighting, built-in boiler cupboard housing the Viessmann combination gas central heating boiler.

BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m)

Having pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, WC, radiator, fully tiled walls, obscure glazed window, extractor fan.

EXTERIOR

To the front, the property benefits from a grassed front garden, with concrete pathway leading to the front entrance door and low level wall to the front boundary.

REAR GARDEN

The low maintenance rear garden benefits from a raised decked seating area providing outdoor entertaining space, timber shed and outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

17032025/28838235/OVE



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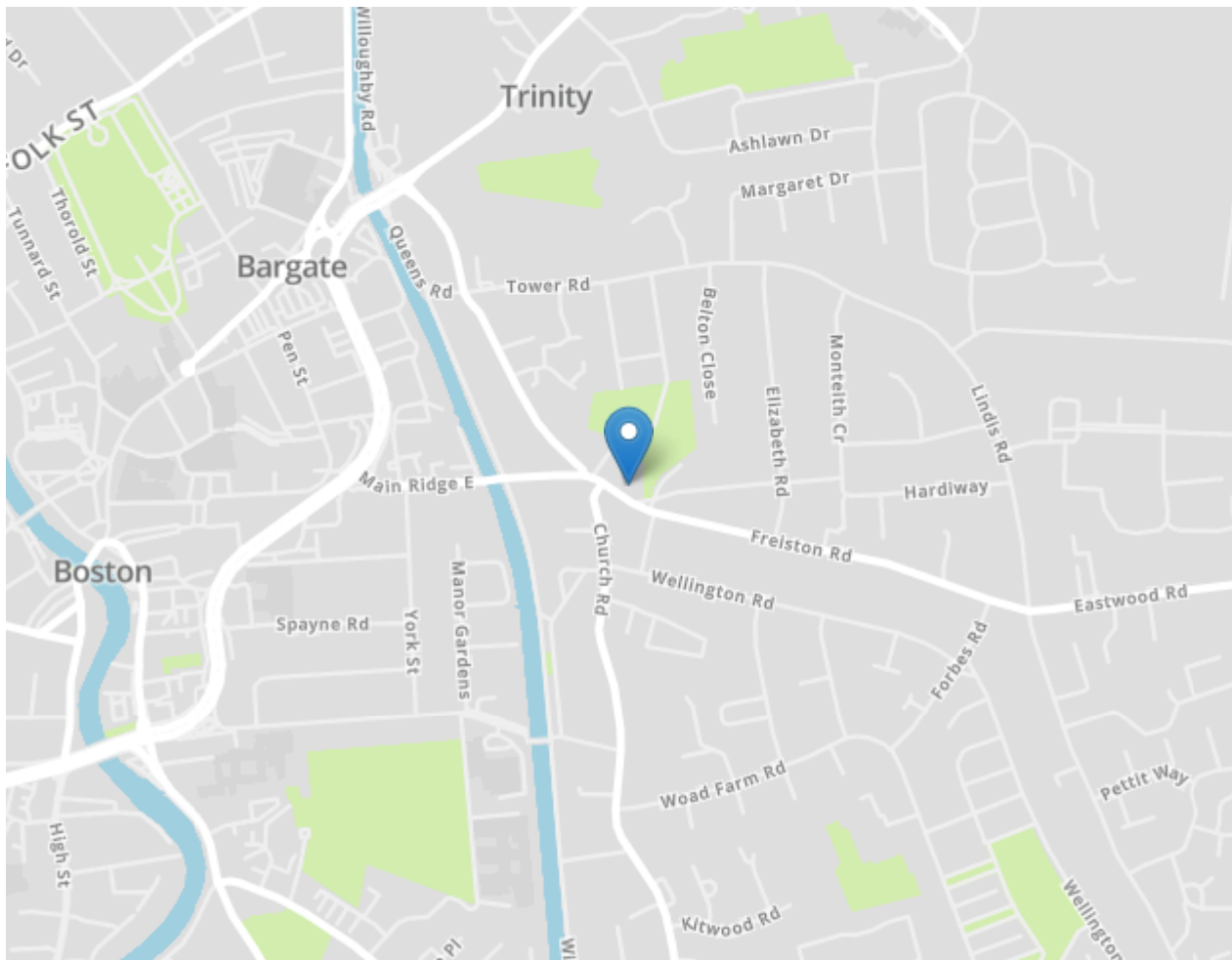
AGENT'S NOTES

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.

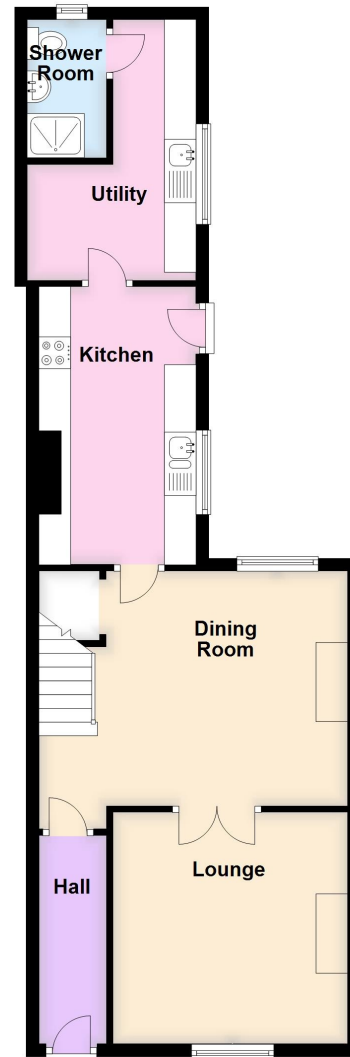
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

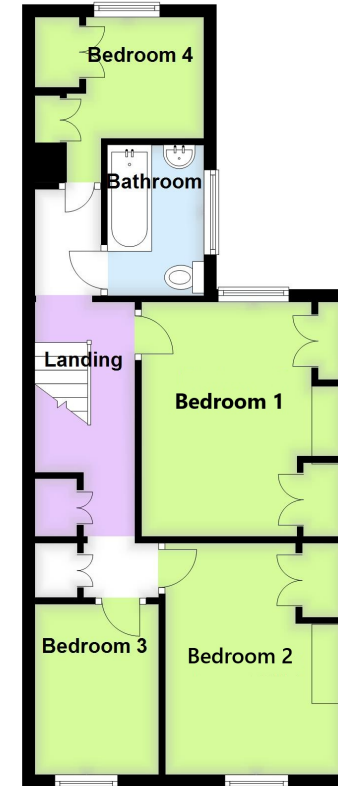


SHARMAN BURGESS

Ground Floor
Approx. 58.8 sq. metres (632.7 sq. feet)



First Floor
Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 107.1 sq. metres (1152.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	