



**£269,950**

Fieldview, Fishtoft Road, Fishtoft, Boston, Lincolnshire PE21 0QR

**SHARMAN BURGESS**

**Fieldview, Fishtoft Road, Fishtoft, Boston,  
Lincolnshire PE21 0QR  
£269,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, window to front aspect, ceiling light point, under floor heating.

**GROUND FLOOR CLOAKROOM**

Having a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit, wall mounted electric consumer unit, extractor fan, ceiling light point, window to front aspect, under floor heating.

A BRAND NEW detached property, built by a local builder, providing impressive three bedroomed accommodation. The accommodation comprises an entrance hall, ground floor cloakroom, lounge, well appointed kitchen with integrated appliances and a utility room. The entire ground floor benefits from under floor heating. To the first floor are three good sized bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include a large gravelled driveway, gardens to two sides, gas central heating and an Architect's certificate.



**SHARMAN BURGESS**



### **LOUNGE**

16' 6" x 10' 6" (5.03m x 3.20m) (both maximum measurements)  
Having dual aspect windows to front and rear of the property, under floor heating, ceiling light point, TV aerial point.

### **KITCHEN DINER**

22' 2" x 11' 8" (6.76m x 3.56m) (both maximum measurements)  
This extensively fitted and well appointed kitchen comprises areas of work surfaces with matching upstands, inset one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and wall units, integrated fridge and freezer, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, integrated dishwasher, concealed Ideal gas central heating boiler, recessed lighting. Central island with base level storage cupboards and pan drawers beneath, breakfast bar and feature lighting above. Ceiling light point to dining area, dual aspect windows to the side and rear of the property, French doors leading to the rear garden, under floor heating, under stairs storage cupboard.

### **UTILITY ROOM**

Having counter top with plumbing for automatic washing machine beneath and space for condensing tumble dryer, door to rear aspect, ceiling light point, extractor fan, under floor heating.

### **FIRST FLOOR LANDING**

Having window to rear aspect, radiator, ceiling light point, access to roof space.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM ONE**

11' 8" x 10' 3" (3.56m x 3.12m) (both maximum measurements)

Having window to front aspect, radiator, ceiling light point, built-in wardrobe.

### **EN-SUITE SHOWER ROOM**

Having a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen. Walls tiled to approximately half height, heated towel rail, extractor fan, obscure glazed window, ceiling recessed lighting.

### **BEDROOM TWO**

11' 8" x 9' 3" (3.56m x 2.82m)

Having window to rear aspect, radiator, ceiling light point.

### **BEDROOM THREE**

10' 7" x 9' 6" (3.23m x 2.90m)

Having dual aspect windows, radiator, ceiling light point.

### **BATHROOM**

Having a three piece suite comprising a WC, panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap and vanity unit beneath, extended tiled splashbacks, obscure glazed window to rear aspect, extractor fan, ceiling recessed lighting.

### **EXTERIOR**

The property is approached over a gravelled driveway which provides ample off road parking and hardstanding. The property benefits from gardens situated to the side and rear comprising a paved patio seating area, with the remainder being predominantly laid to grass and enclosed to the majority.

### **SERVICES**

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

### **REFERENCE**

25338647/22062023/THO



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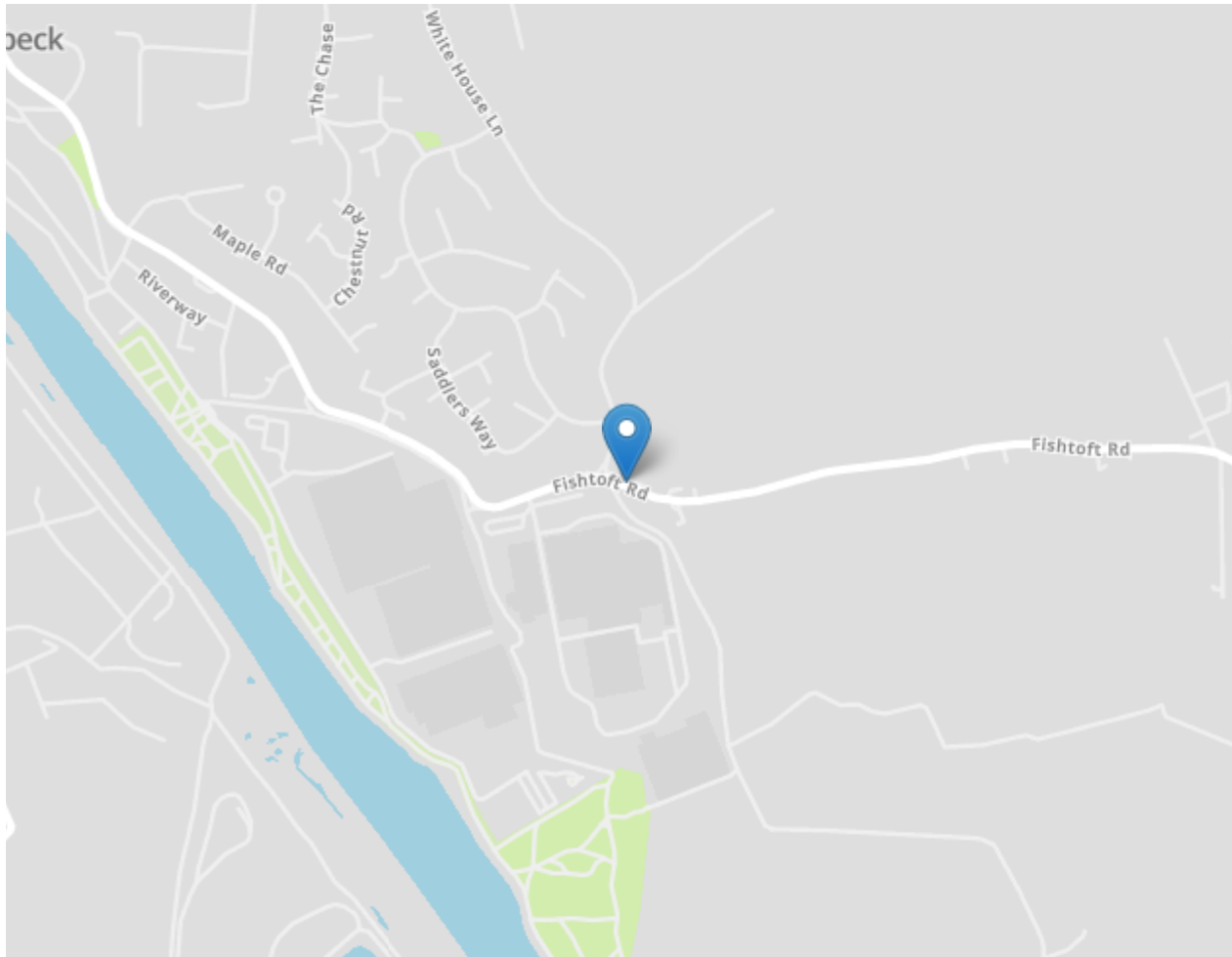
## AGENT'S NOTES

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.

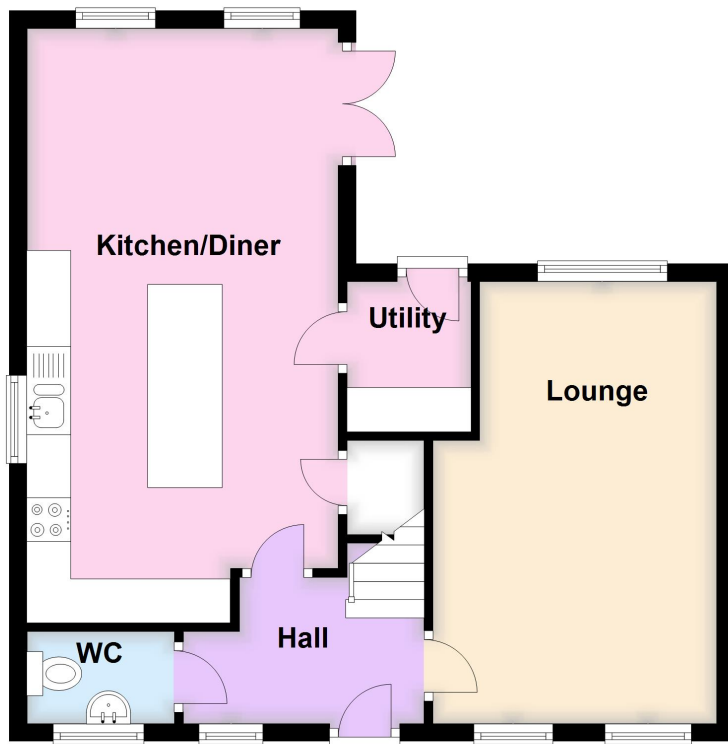
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

### Ground Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 99.4 sq. metres (1069.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			