



£189,950

24 Wellingtonia Park, Boston, Lincolnshire PE21 7ND

SHARMAN BURGESS

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PE21 7ND
£189,950 Freehold

A modern semi-detached property situated in a cul-de-sac location benefitting from accommodation comprising an entrance hall, kitchen diner, lounge, three bedrooms to the first floor, en-suite to bedroom one and a family bathroom. Further benefits include a driveway, enclosed gardens to the rear, uPVC double glazing and gas central heating.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, understairs storage cupboard, two ceiling light points, coved cornice, wall mounted central heating thermostat.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback., push button WC, obscure glazed window to side elevation, coved cornice, ceiling light point, extractor fan.



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KITCHEN DINER

10' 9" (maximum) x 9' 7" (maximum) (3.28m x 2.92m)
Having roll edge work surfaces with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, electric oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, plumbing for washing machine, tiled floor, ceiling recessed lighting, gas central heating boiler, radiator, window to front elevation.

LOUNGE

16' 7" (maximum) x 12' 5" (maximum) (5.05m x 3.78m)
Having double doors leading to the rear garden, window to side elevation, two radiators, coved cornice, ceiling light point, TV aerial point, fireplace with space for electric fire.

FIRST FLOOR LANDING

Having radiator, coved cornice, ceiling light point.

BEDROOM ONE

13' 7" (maximum) x 9' 9" (maximum) (4.14m x 2.97m)
Having window to front elevation, radiator, coved cornice, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, WC, radiator, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, ceiling recessed lighting, extractor fan, coved cornice, electric shaver point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 10" (maximum) x 9' 8" (maximum) (3.00m x 2.95m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM THREE

9' 3" x 6' 7" (2.82m x 2.01m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath mixer tap and hand held shower attachment, extended tiled splashbacks, electric shaver point, extractor fan, ceiling recessed lighting, coved cornice, obscure glazed window to front elevation, radiator, built-in airing cupboard with slatted linen shelving within.

EXTERIOR

To the front, the property has a paved pathway which leads to the front entrance door and Laurel hedging to the front boundary. A driveway extends to the left hand side of the property providing parking space.

REAR GARDEN

The gardens are situated predominantly to the side and rear of the property and comprise a paved patio seating area and lawned sections. The gardens are fully enclosed and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

20032025/28808809/WHI



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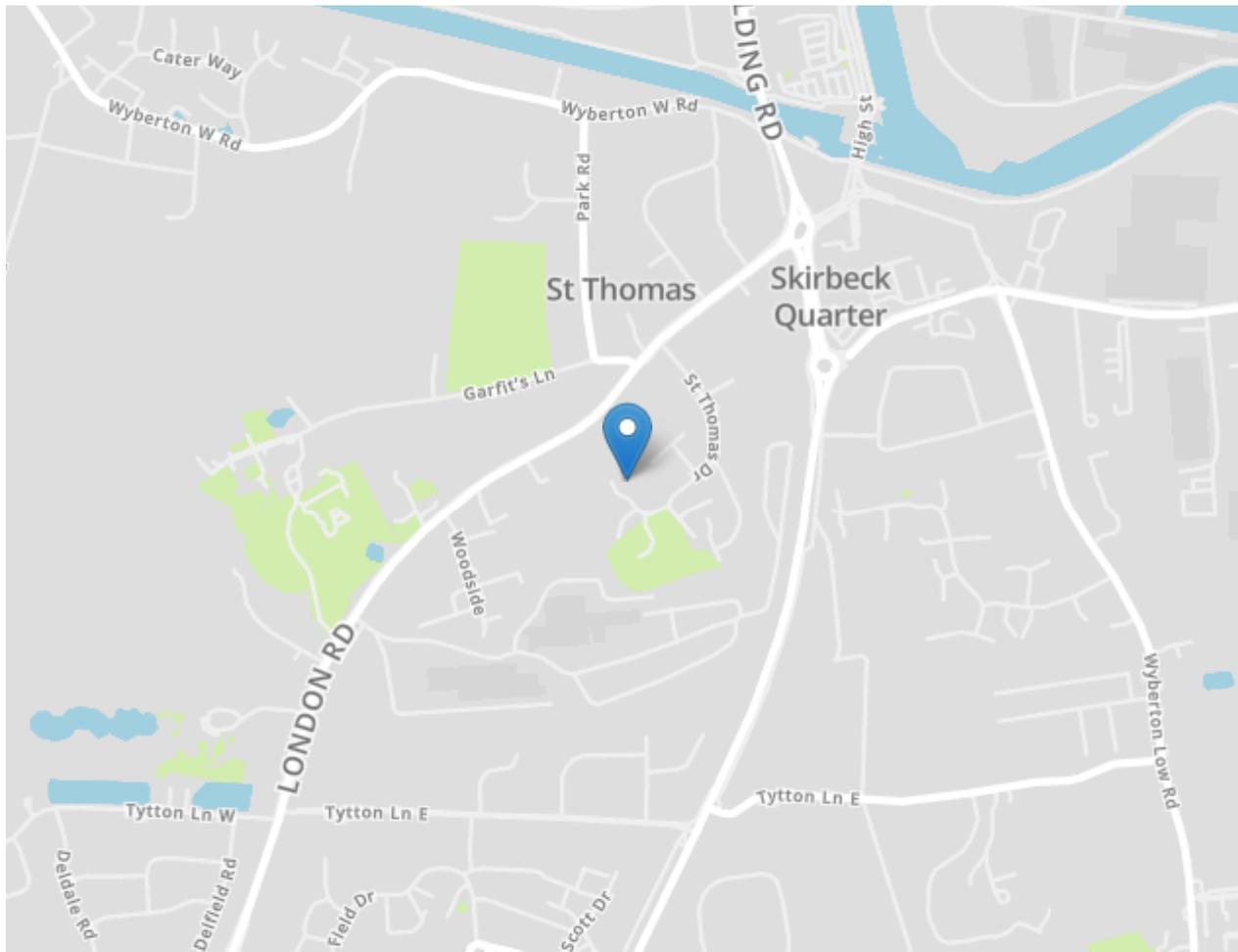
AGENT'S NOTES

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.

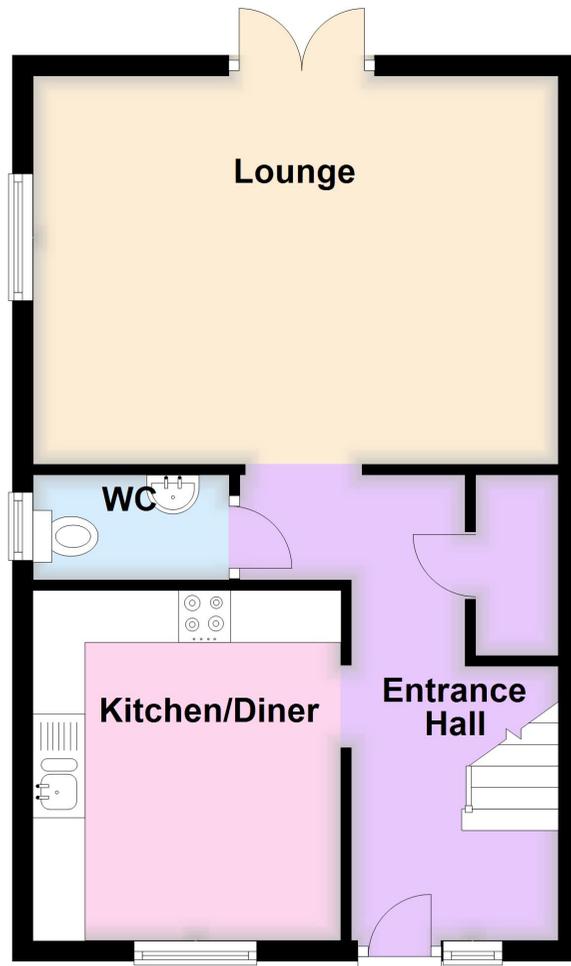
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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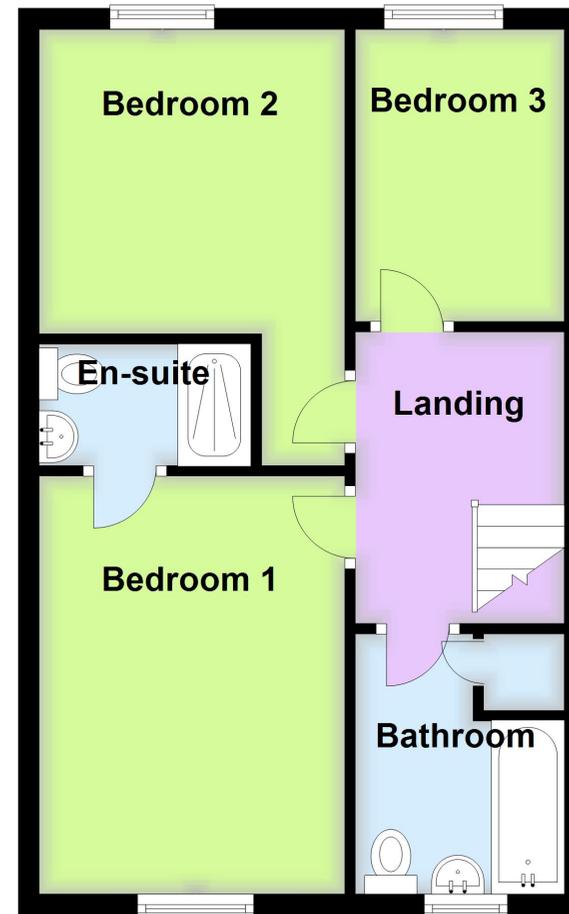
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	76	
(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	