



**£325,000**

1 Gardeners Walk, Boston, Lincolnshire PE21 7LB

**SHARMAN BURGESS**



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**PE21 7LB**  
**£325,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

16' 6" (maximum) x 8' 2" (maximum including staircase) (5.03m x 2.49m)  
Having partially obscure glazed front entrance door, staircase rising to first floor, dado rail, coved cornice, two ceiling light points, radiator.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC, pedestal wash hand basin with tiled splashback, radiator, coved cornice, ceiling light point, extractor fan.

**LOUNGE**

21' 2" x 11' 10" (6.45m x 3.61m)  
Having window to front elevation, French doors to rear elevation, two radiators, dado rail, coved cornice, two ceiling light points, additional wall light points, TV aerial point, living flame coal effect gas fireplace with fitted hearth and display surround.

A large detached family home offering great sized living accommodation, in need of some improvement and being offered for sale with NO ONWARD CHAIN. Accommodation comprises a reception hall, lounge, dining room, office, breakfast kitchen, utility room and ground floor cloakroom. To the first floor are five bedrooms arranged off a first floor landing, two of which have en-suite shower rooms, and an additional family shower room. Further benefits include a driveway and double garage, gas central heating and enclosed garden to the rear.



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#### DINING ROOM

10' 7" x 12' 6" (3.23m x 3.81m)

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

#### OFFICE

10' 10" (maximum) x 9' 0" (maximum) (3.30m x 2.74m)

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

#### BREAKFAST KITCHEN

16' 10" (maximum) x 16' 0" (maximum) (5.13m x 4.88m)

Having counter tops with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring gas hob with fume extractor above, plumbing for dishwasher, integrated fridge, two windows to rear elevation, two radiators, coved cornice, ceiling light point to breakfast area, ceiling recessed lighting to the remainder, tiled floor.

#### UTILITY ROOM

8' 11" (maximum) x 7' 0" (maximum) (2.72m x 2.13m)

Having tiled floor; counter top, stainless steel sink and drainer, base level storage unit, plumbing for washing machine, window, obscure glazed entrance door, coved cornice, ceiling light point, extractor fan, built-in cloak cupboard, personnel door to double garage.

#### FIRST FLOOR LANDING

Having dado rail, coved cornice, two ceiling light points, access to loft space, airing cupboard housing the hot water cylinder within.

#### BEDROOM ONE

26' 3" (maximum into entrance area) x 13' 7" (maximum into window and with reduced head height) (8.00m x 4.14m)

Upon entering the room, to the left hand side are twin double wardrobes with hanging rails within, access to en-suite, radiator, coved cornice and ceiling light point, leading to the remainder of the room which comprises two further radiators, two windows and two ceiling light points.



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#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower within, non-slip flooring, extended tiled splashbacks, radiator, coved cornice, ceiling recessed lighting, extractor fan, Velux window.

#### BEDROOM TWO

15' 9" (including entrance area) x 12' 9" (excluding entrance area) (4.80m x 3.89m)  
Having window to rear elevation, radiator, coved cornice, ceiling light point.

#### EN-SUITE SHOWER ROOM

Having pedestal wash hand basin, WC, shower cubicle with wall mounted mains fed shower and tiling within, coved cornice, walls tiled to approximately half height, obscure glazed window, ceiling recessed lighting, extractor fan, electric shaver point.

#### BEDROOM THREE

13' 0" (maximum) x 9' 8" (maximum) (3.96m x 2.95m)  
Having window to rear elevation, coved cornice, ceiling light point.

#### BEDROOM FOUR

11' 11" (maximum) x 8' 1" (maximum) (3.63m x 2.46m)  
Having window to front elevation, radiator, coved cornice, ceiling light point.

#### BEDROOM FIVE

8' 5" x 9' 7" (2.57m x 2.92m)  
Having window to rear elevation, coved cornice, ceiling light point.

#### FAMILY SHOWER ROOM

9' 4" x 5' 8" (2.84m x 1.73m)  
Having non slip flooring, walk-in shower area with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, pedestal wash hand basin, WC, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail.

#### EXTERIOR

To the front, the property is approached over a driveway which provides off road parking as well as vehicular access to the: -

#### DOUBLE GARAGE

16' 8" (maximum) x 18' 10" (5.08m x 5.74m)  
Having two up and over doors, served by power and lighting, two obscure glazed windows, two ceiling light points, Worcester gas central heating boiler.

#### REAR GARDEN

Enjoying an approximate westerly facing aspect and being fully enclosed and laid to a decked seating area, leading to the remainder of the garden which is predominantly laid to lawn, with shrub borders.

#### SERVICES

Mains gas, electricity, water and drainage are connected.

#### REFERENCE

08052025/28371565/SIL





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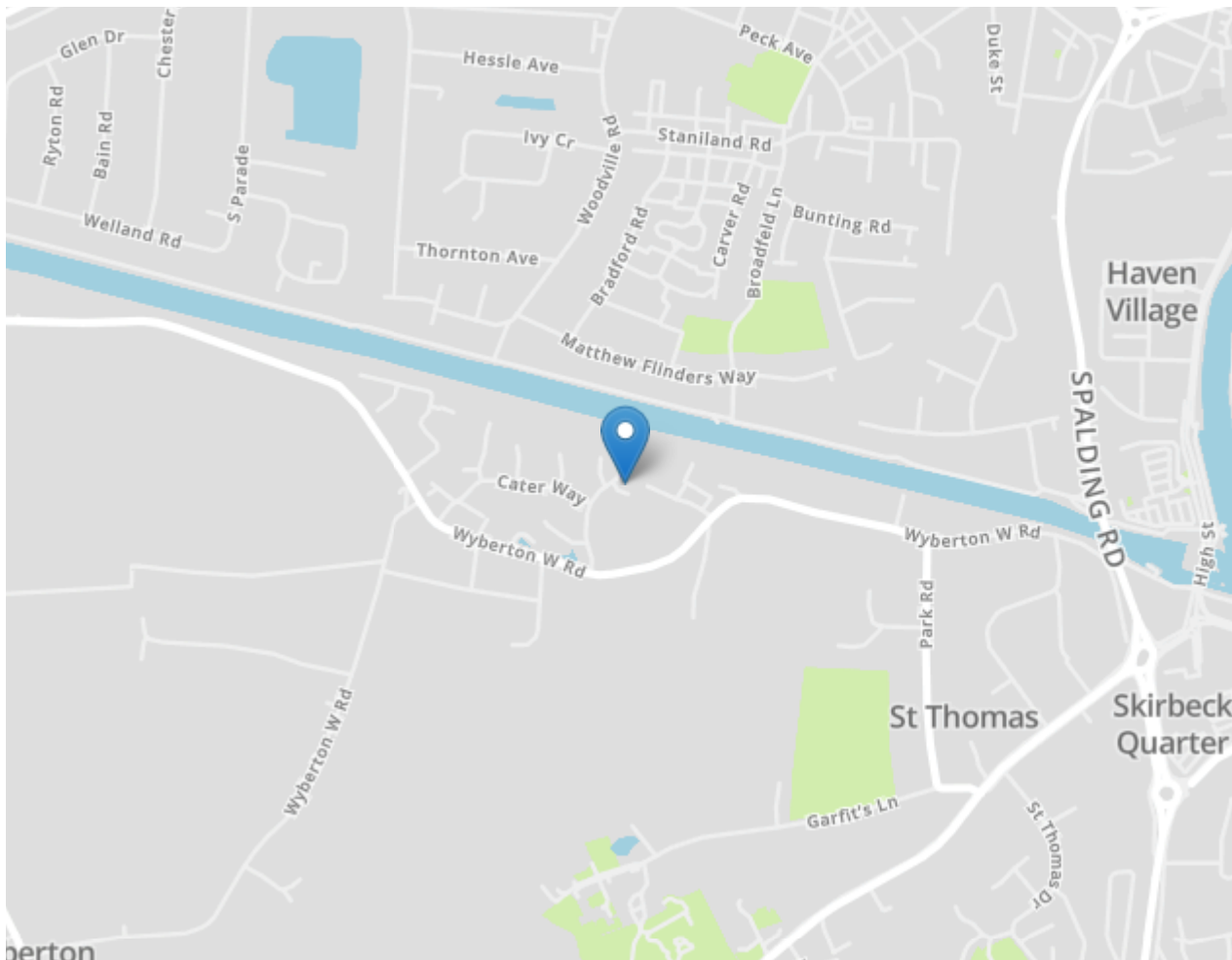
## AGENT'S NOTES

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.

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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.



**SHARMAN BURGESS**



### Ground Floor

Approx. 114.2 sq. metres (1228.8 sq. feet)



### First Floor

Approx. 93.7 sq. metres (1008.3 sq. feet)



Total area: approx. 207.8 sq. metres (2237.1 sq. feet)

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