



£157,500

60 White Horse Lane, Boston, Lincolnshire PE21 8SZ

SHARMAN BURGESS

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PE21 8SZ
£157,500 Freehold

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed door, radiator, wall mounted electric consumer unit, ceiling light point, stairs leading to the first floor landing and a partially glazed door leading to:-

LOUNGE

16' 4" x 11' 3" (4.98m x 3.43m)

Having a window to the front aspect, wood effect laminate flooring, two radiators, electric fire with decorative surround, television point, coved cornice and ceiling light point.

A modern three bedroomed semi detached house situated within walking distance of Boston town centre. Internally the accommodation comprises lounge, kitchen diner, downstairs wc, three bedrooms and a family bathroom. uPVC double glazing and gas central heating. The property is situated in a convenient central location and is within walking distance of many local amenities. Also benefits from two allocated parking spaces and an enclosed rear garden.



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KITCHEN DINER

14' 7" x 8' 10" (4.45m x 2.69m)

With uPVC double glazed window to rear aspect, wood effect laminate flooring, roll edge working surfaces with tiled splashbacks, range of base level units, drawer units, matching eye level wall units, integrated Neff oven and four ring gas hob with Neff illuminated stainless steel fume extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, one and a quarter bowl sink and drainer unit with mixer tap, space for a twin height fridge freezer, radiator, ceiling light point, door leading to:-

GROUND FLOOR CLOAKROOM

With WC, wash hand basin with tiled splashback, radiator and wall light point.

FIRST FLOOR LANDING

With laminate flooring, smoke alarm, ceiling light point, overhead storage cupboard, further airing cupboard housing the wall mounted Baxi gas central heating boiler.

BEDROOM ONE

12' 10" x 8' 1" (3.91m x 2.46m)

With uPVC double glazed window to rear aspect, radiator and ceiling light point.

BEDROOM TWO

With uPVC double glazed window to front aspect, radiator and ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

7' 2" x 6' 7" (2.18m x 2.01m)

With uPVC double glazed window to front aspect, radiator and ceiling light point.

FAMILY BATHROOM

Having a three piece suite comprising bath with fitted shower screen and mixer shower above, low level WC, pedestal wash hand basin. Wall mounted towel rail, majority tiled walls and fully tiled floor, extractor fan, ceiling light point, obscure uPVC double glazed window to rear aspect.

EXTERIOR

The rear garden consists initially of a paved patio area, further decked area and small lawn. The external areas benefit from wall mounted security lighting and outside tap.

The property benefits from two allocated parking spaces and there is a monthly management charge which is paid to Lambert Smith Hampton of approximately £16.14 for maintenance and upkeep of the communal areas on The Quays development.

REFERENCE

19012023/KRO



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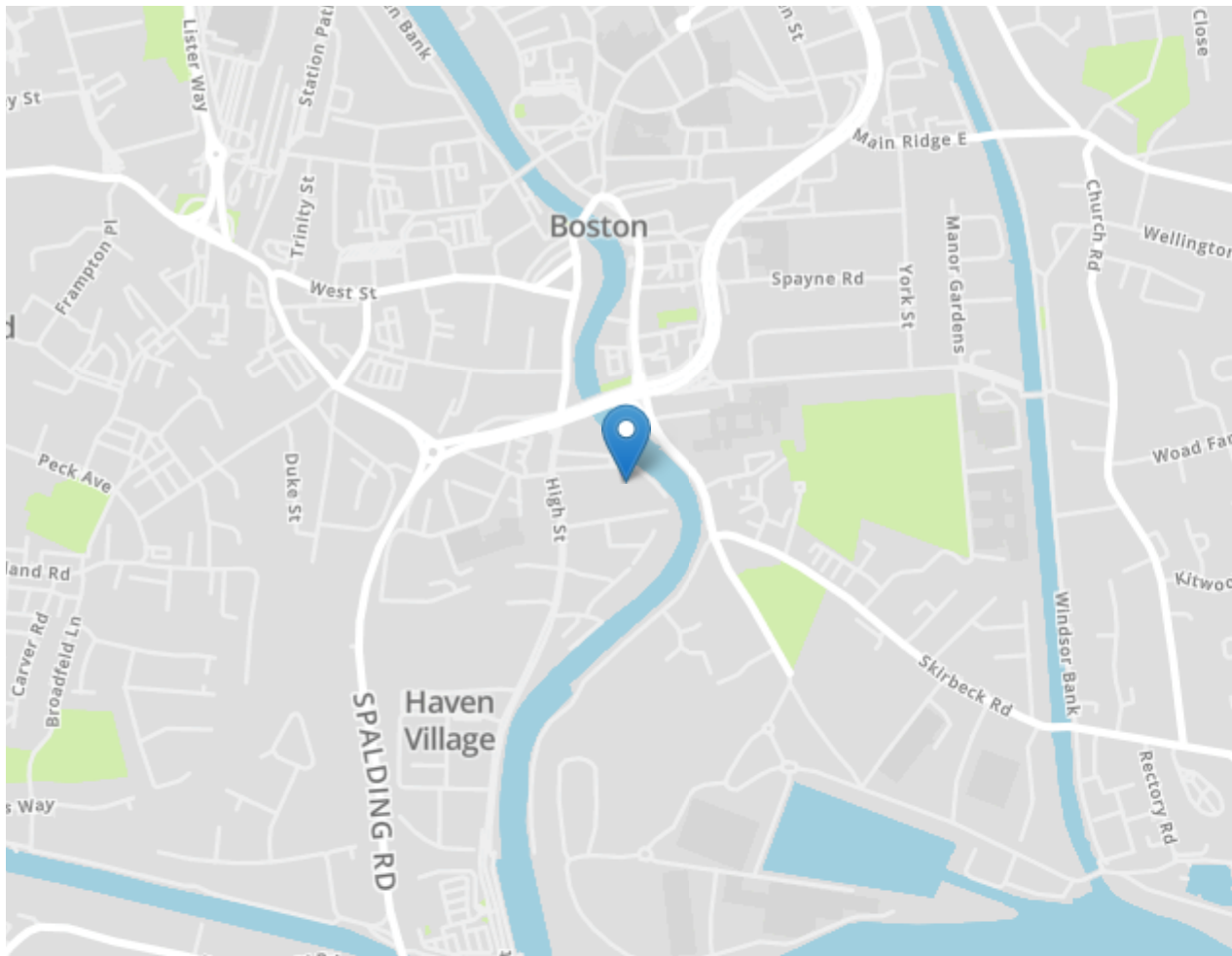
AGENT'S NOTES

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.

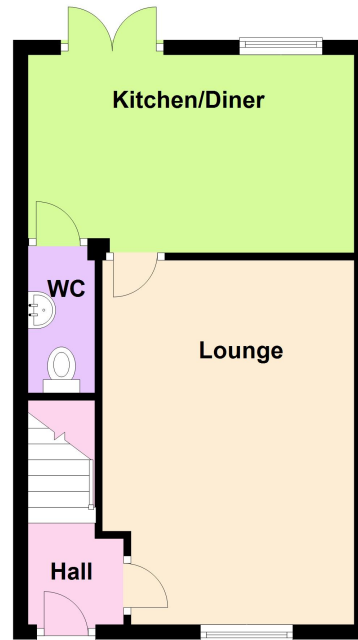
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

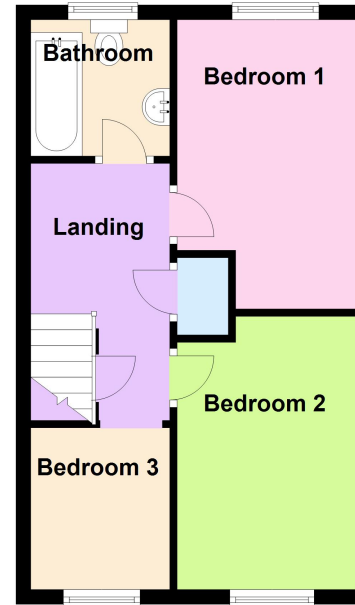
Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	