



£175,000

66 Windsor Bank, Boston, Lincolnshire PE21 0JA

SHARMAN BURGESS

**66 Windsor Bank, Boston, Lincolnshire
PE21 0JA
£175,000 Freehold**

ACCOMMODATION

Prospective purchasers are advised that all room measurements below are approximate measurements only, due to the irregular shape of the rooms.

ENTRANCE HALL

Having a partially obscure glazed front entrance door, decorative tiled flooring, staircase rising to first floor landing, radiator, coved cornice, ceiling light point. Under stairs cupboard with light point, gas meter and steps leading down to the cellar.

LOUNGE

12' 6" (maximum approximate measurement) x 12' 5" (maximum approximate measurement including chimney breast) (3.81m x 3.78m)

Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, exposed wooden flooring, fireplace with fitted hearth and display mantle above.

A highly individual, large mid terraced family home providing flexible living accommodation but also offering scope and potential for investment/Airbnb opportunities (s.t.p.p). The current accommodation comprises an entrance hall, lounge, sitting room, large kitchen diner with integrated appliances, utility room, two ground floor lobby areas and ground floor shower room. To the first floor are four large bedrooms with bedrooms three and four both sharing en-suite shower room facilities. Further benefits include central heating and hot water provided by a Rayburn stove situated within the kitchen, parking to the rear and uPVC double glazing.



SHARMAN BURGESS





SITTING ROOM

12' 8" (maximum approximate measurement) x 10' 2" (maximum approximate measurement including chimney breast) (3.86m x 3.10m)

Having exposed wooden flooring, coved cornice, ceiling light point with ornamental ceiling rose, fireplace with gas point, fitted inset and hearth and display surround.

KITCHEN DINER

17' 2" (maximum approximate measurement) x 14' 0" (maximum approximate measurement) (5.23m x 4.27m)

Having a Contemporary style fitted kitchen comprising counter tops with inset stainless steel sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units with obscure glazed cabinets. Integrated appliances including a dishwasher, waist height double oven grill and integrated microwave oven. Central island unit providing breakfast bar and additional storage beneath, induction hob set within and ceiling mounted stainless steel illuminated fume extractor above. Space for twin height fridge freezer, decorative tiled flooring, ceiling mounted lighting, further light point above the dining area, double doors leading to the rear garden, Rayburn multi function cooker with stove top providing hot water and central heating.

UTILITY ROOM

With obscure glazed rear entrance door, plumbing for automatic washing machine, space for chest freezer, wall mounted storage cupboards, ceiling light point, door to bathroom, obscure glazed door to: -

LOBBY AREA

With window, ceiling light point, door to the exterior, door to: -

ADDITIONAL LOBBY AREA

With spiral staircase rising to the first floor and bedroom four.

GROUND FLOOR FAMILY SHOWER ROOM

Having a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted electric shower and fitted shower screen. Tiled flooring, fully tiled walls, obscure glazed window, ceiling recessed lighting, extractor fan, heated towel rail.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

With stairs rising from the entrance hall, access to boarded attic space with Velux window.

BEDROOM ONE

14' 1" (maximum approximate measurement taken to chimney breast) x 12' 8" (approximate measurement) (4.29m x 3.86m)

Having two windows to front aspect enjoying views over the Maud Foster watercourse and St Botolph's church beyond, radiator, ceiling light point.

BEDROOM TWO

20' 8" (maximum approximate measurement) x 9' 8" (measurement taken at the widest point) (6.30m x 2.95m)

Having window to rear aspect, radiator, heated towel rail, ceiling light point.

BEDROOM THREE

16' 4" (maximum approximate measurement) x 8' 9" (maximum approximate measurement) (4.98m x 2.67m)

Having window to side aspect, radiator, ceiling light point, access to roof space, built-in wardrobe, airing cupboard with hot water cylinder and slatted linen shelving within.

'JACK & JILL' SHOWER ROOM

Having doors to bedrooms three and four, pedestal wash hand basin, push button WC, shower cubicle with wall mounted electric shower within and fitted screen, tiled floor, tiled splashbacks, obscure glazed window, ceiling light point.

BEDROOM FOUR

18' 6" (maximum approximate measurement including stairwell) x 7' 10" (approximate measurement) (5.64m x 2.39m)

Having dual aspect windows, ceiling light point, radiator.

EXTERIOR

To the front, pedestrian access is available via a wrought iron hand gate, with wrought iron railings to the front boundary and paved access leading to the front entrance door. The front garden benefits from flower and shrub borders.

To the rear, vehicular access is via Bradshaws Terrace, leading to a driveway which provides off parking for approximately two vehicles. Gated access leads to the rear garden which is enclosed to the majority and houses a timber workshop which is served by power and lighting. Within the garden are borders, hardstanding areas and a greenhouse which is to be included within the sale.

SERVICES

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

REFERENCE

17012024/27165994/COO



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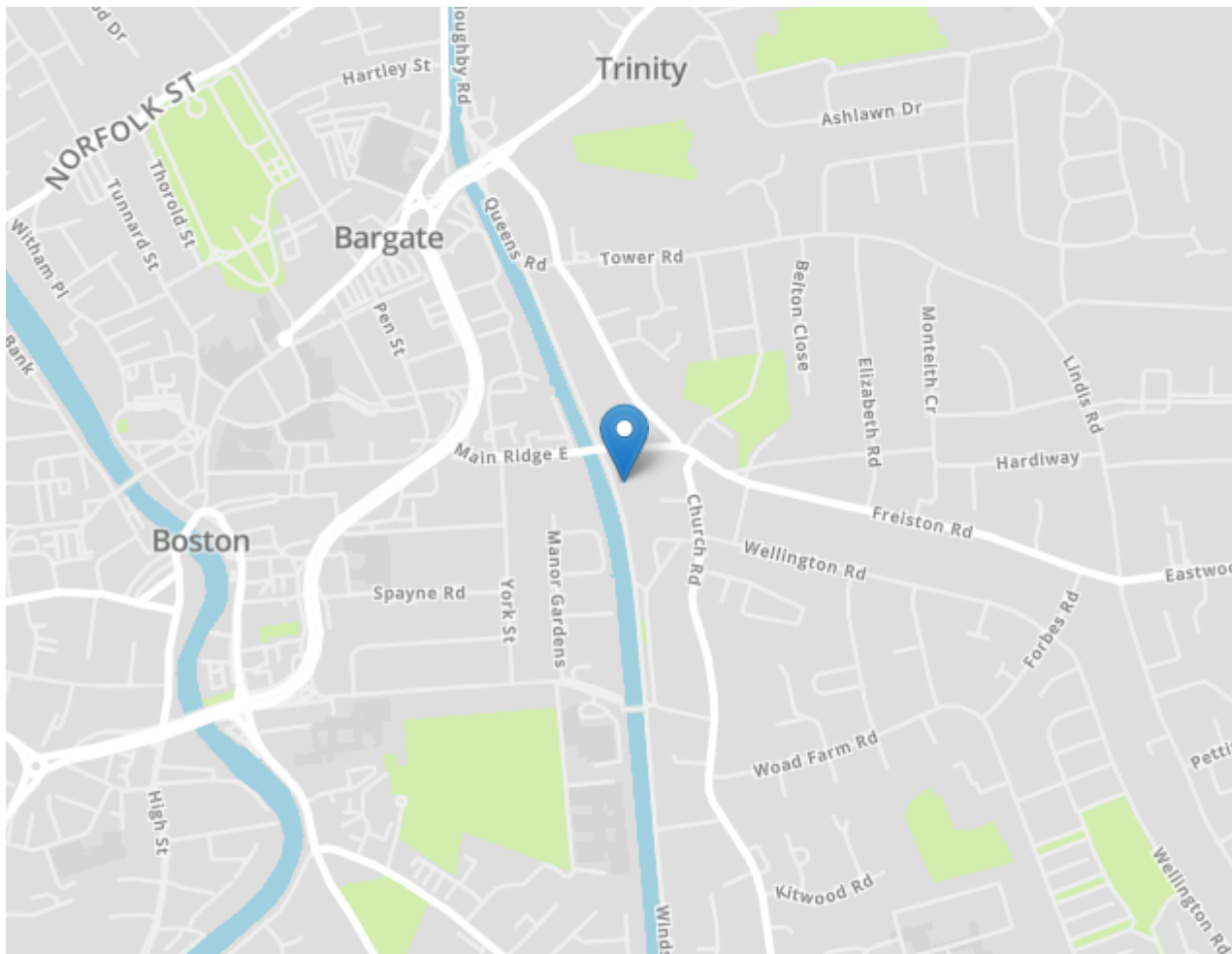
AGENT'S NOTES

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.

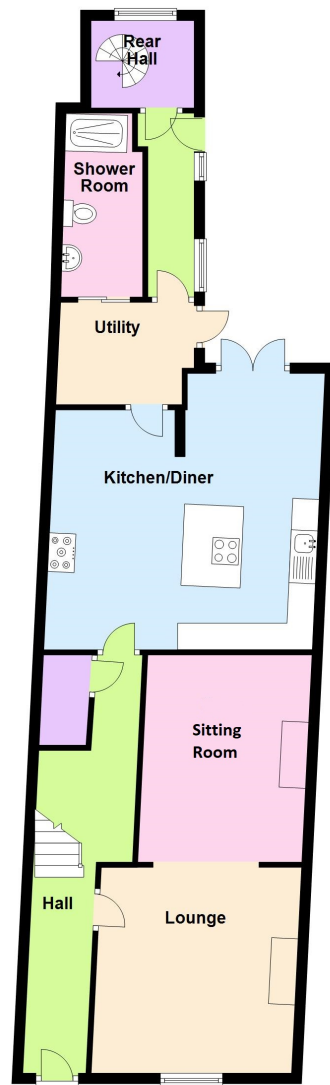
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 82.6 sq. metres (889.5 sq. feet)



First Floor
Approx. 80.4 sq. metres (865.2 sq. feet)



Total area: approx. 163.0 sq. metres (1754.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC