



Offers Over £182,500

23 Alderfield Close, Boston, Lincolnshire PE21 7FG

SHARMAN BURGESS

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Offers Over £182,500 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, ceiling light point, staircase leading off, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with vanity unit and tiled splashback, obscure glazed window to front aspect, ceiling light point, radiator.

An extremely well presented modern semi-detached property offering well maintained accommodation throughout comprising entrance hall, modern kitchen, lounge, ground floor cloakroom, three bedrooms to the first floor, en-suite shower room to bedroom one and a further family bathroom. Further benefits include a driveway, low maintenance rear garden, gas central heating and uPVC double glazing.



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KITCHEN

16' 3" x 6' 8" (4.95m x 2.03m)

Having a modern fitted kitchen comprising counter tops with matching upstands, one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated fridge freezer, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, tiled floor, dual aspect windows, radiator, ceiling recessed lighting, concealed gas central heating boiler.

LOUNGE

14' 3" (maximum) x 11' 3" (4.34m x 3.43m)

Having double doors leading to the rear garden, TV aerial point, telephone point, ceiling light point, radiator.

FIRST FLOOR LANDING

Having access to roof space, radiator, ceiling light point, built-in over stairs storage cupboard.

BEDROOM ONE

11' 3" (maximum) x 9' 9" (maximum) (3.43m x 2.97m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, walls tiled to approximately half height, obscure glazed window to side aspect, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 8" x 6' 8" (2.95m x 2.03m)

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

BEDROOM THREE

7' 0" (maximum) x 6' 3" (maximum) (2.13m x 1.91m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, panelled bath with wall mounted mixer tap and shower attachment and fitted shower screen, extended tiled splashbacks, obscure glazed window to side aspect, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting.

EXTERIOR

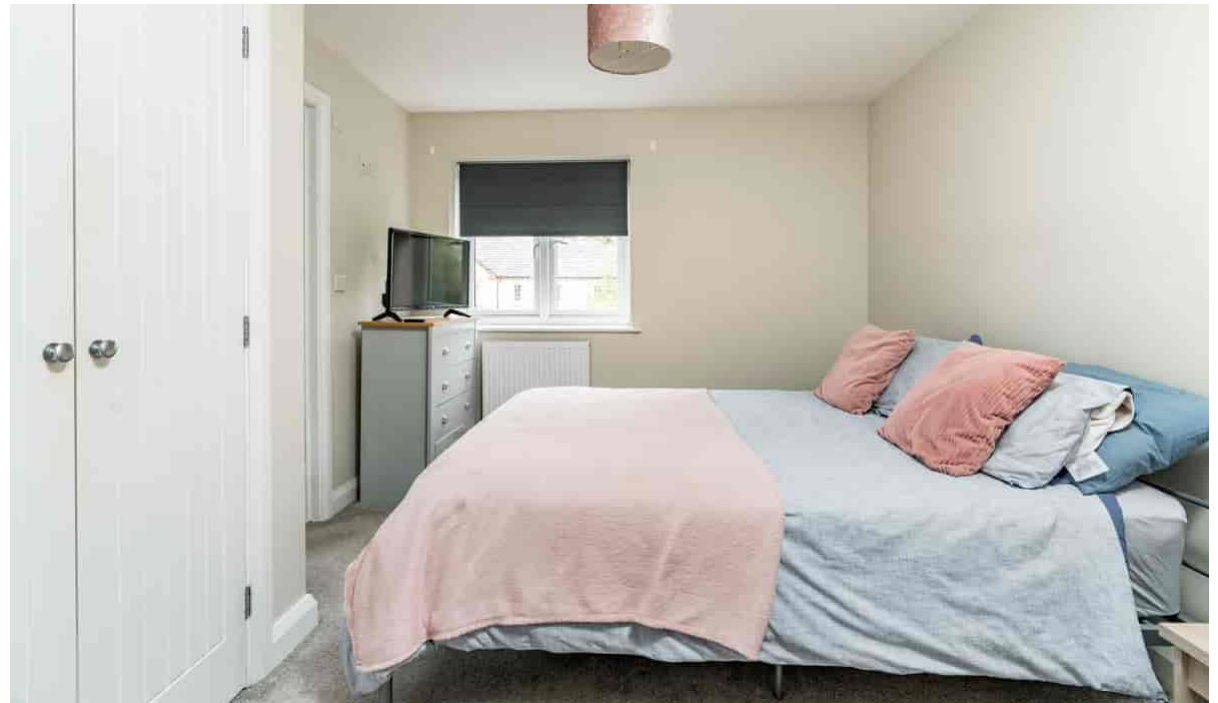
The property benefits from a driveway to the rear which provides off road parking. The rear garden benefits from an approximate southerly aspect and has paved patio seating area leading to the remainder which is predominantly laid to artificial grass with raised flower and shrub borders. The garden is fully enclosed by fencing and houses a small timber garden shed.

SERVICES

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

REFERENCE

17052024/27579467/SHA



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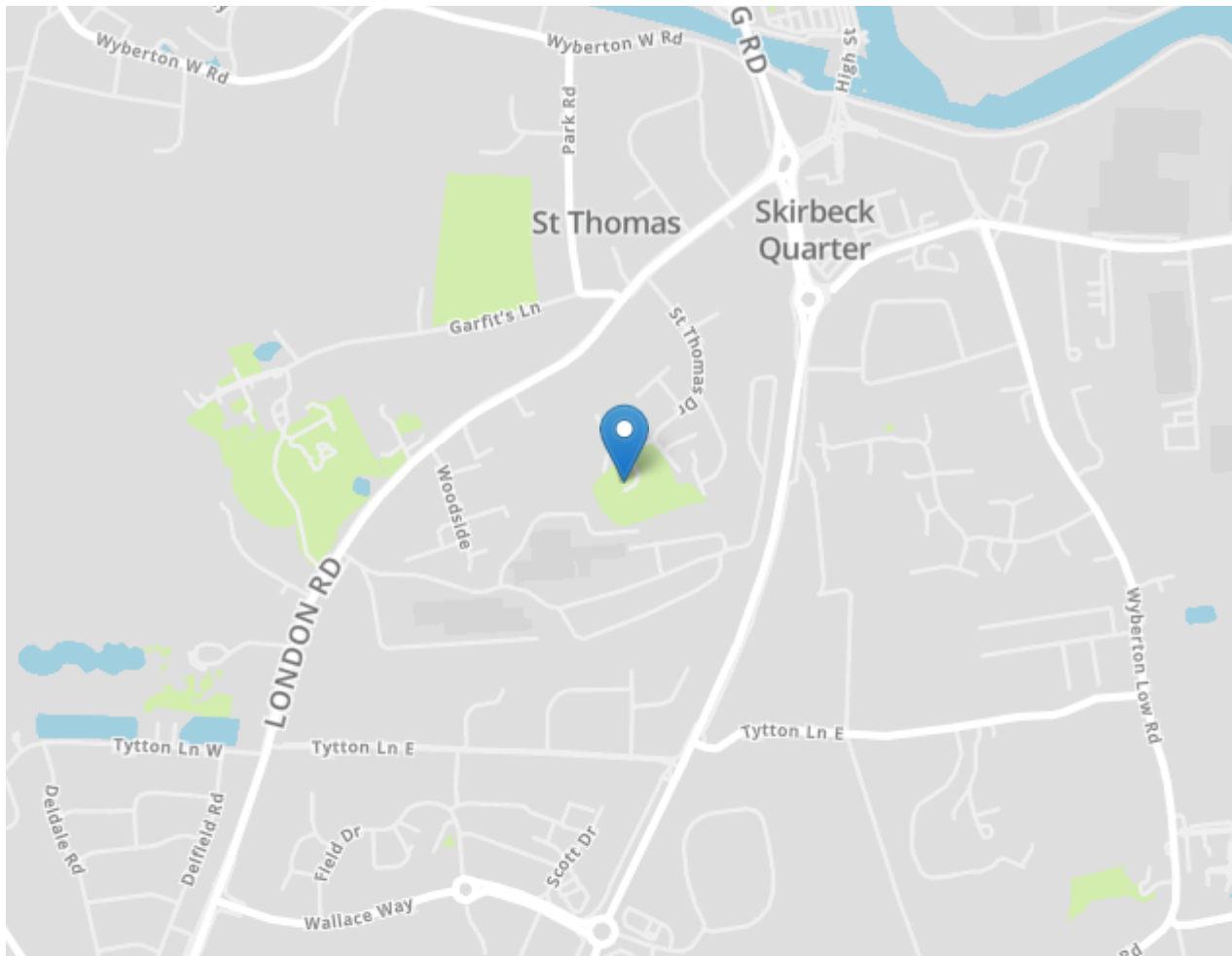
AGENT'S NOTES

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.

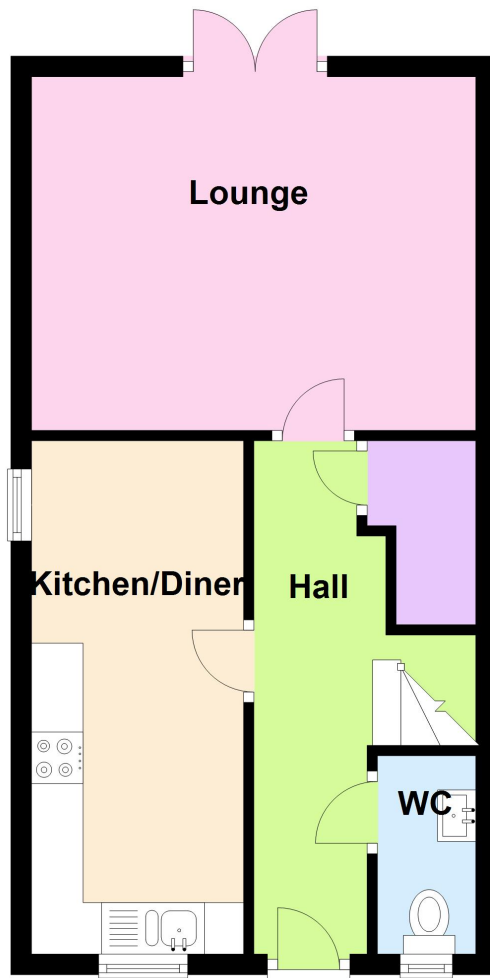
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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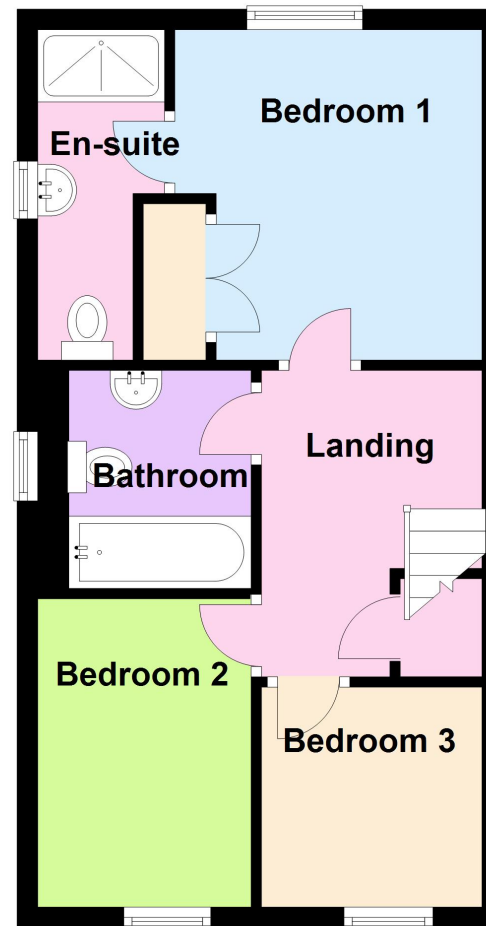
Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(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	