



£150,000

1 Church Green Drive, Fishtoft, Boston, Lincolnshire PE21 0BA

SHARMAN BURGESS

**1 Church Green Drive, Fishtoft, Boston,
Lincolnshire PE21 0BA
£150,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, staircase rising to first floor, ceiling light point, wall mounted central heating thermostat, built-in under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

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

A good sized, semi-detached property situated in the village of Fishtoft. Accommodation comprises an entrance hall, ground floor cloakroom, lounge diner, kitchen, two double bedrooms to the first floor and a family shower room. Further benefits include uPVC double glazing, gas central heating, block paved driveway and an enclosed approximately south facing garden to the rear.



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LOUNGE DINER

25' 2" (maximum) x 8' 3" (maximum) (7.67m x 2.51m)

Having two windows to rear elevation, French doors leading to the garden, radiator, three ceiling light points.

KITCHEN

9' 2" (maximum into recess) x 15' 3" (maximum into recess) (2.79m x 4.65m)

Having counter tops with inset ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, base level wine rack, plumbing for automatic washing machine, plumbing for dishwasher, integrated oven and grill, four ring electric hob, integrated fridge, integrated freezer, built-in larder cupboard, window to front elevation, ceiling mounted strip light, radiator.

FIRST FLOOR LANDING

Having window to side elevation, radiator, ceiling light point, access to loft space, built-in over stairs storage.

BEDROOM ONE

12' 10" (maximum) x 9' 3" (maximum) (3.91m x 2.82m)

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

BEDROOM TWO

12' 10" (maximum) x 9' 4" (3.91m x 2.84m)

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



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising shower area with wall mounted mains fed shower and hand held shower attachment, push button WC, pedestal wash hand basin with tiled splashback, heated towel rail, electric shaver point, extractor fan, ceiling light point, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property benefits from a block paved driveway which extends to the side of the property and provides off road parking.

REAR GARDEN

Enjoying an approximate southerly facing aspect and being fully enclosed by a mixture of fencing and hedging. The garden is predominantly laid to lawn with paved seating areas. The garden houses a timber garden shed and timber summerhouse with glazed doors and veranda seating area (both to be included in the sale). The garden is served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

14052025/29346666/TRA



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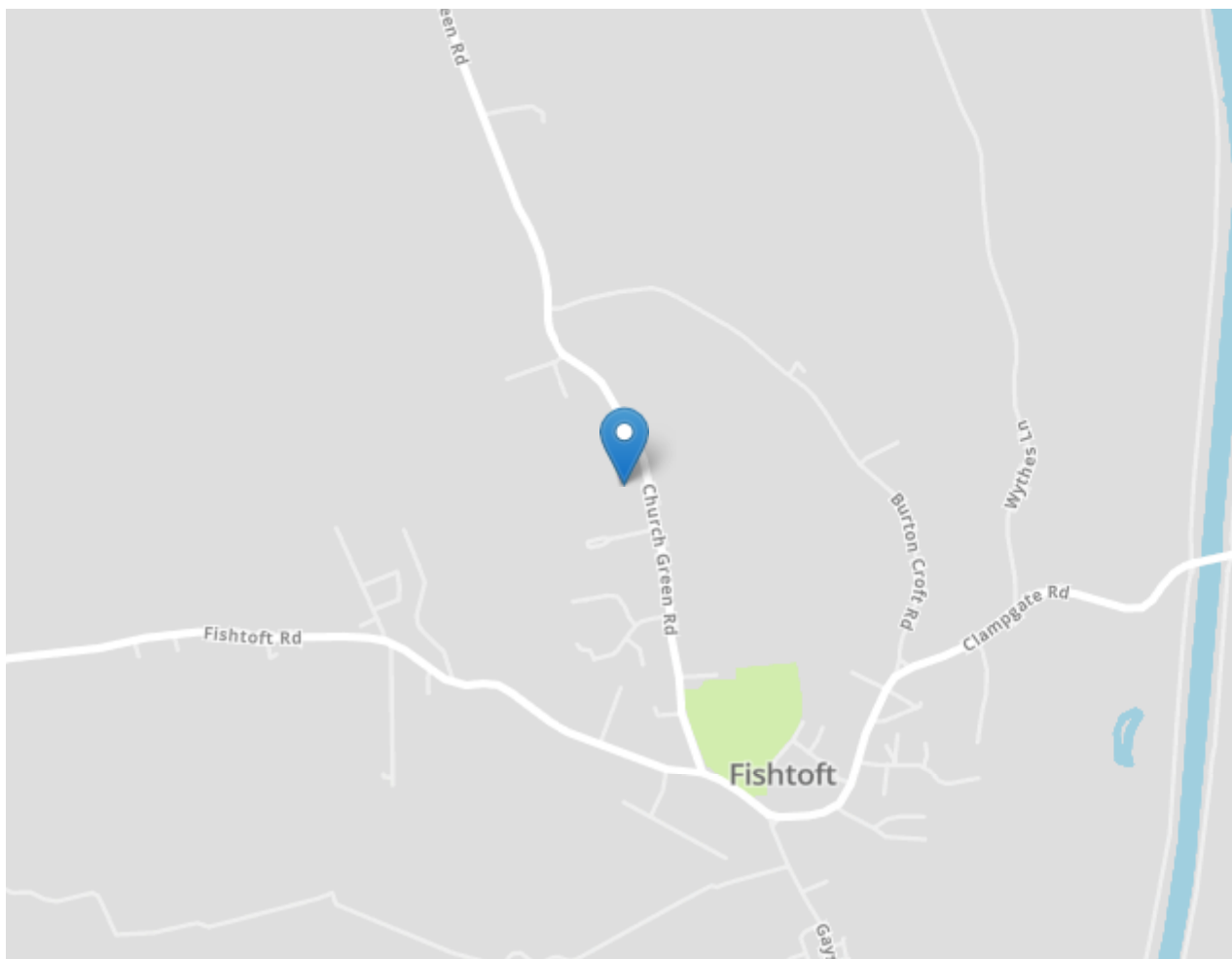
AGENT'S NOTES

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.

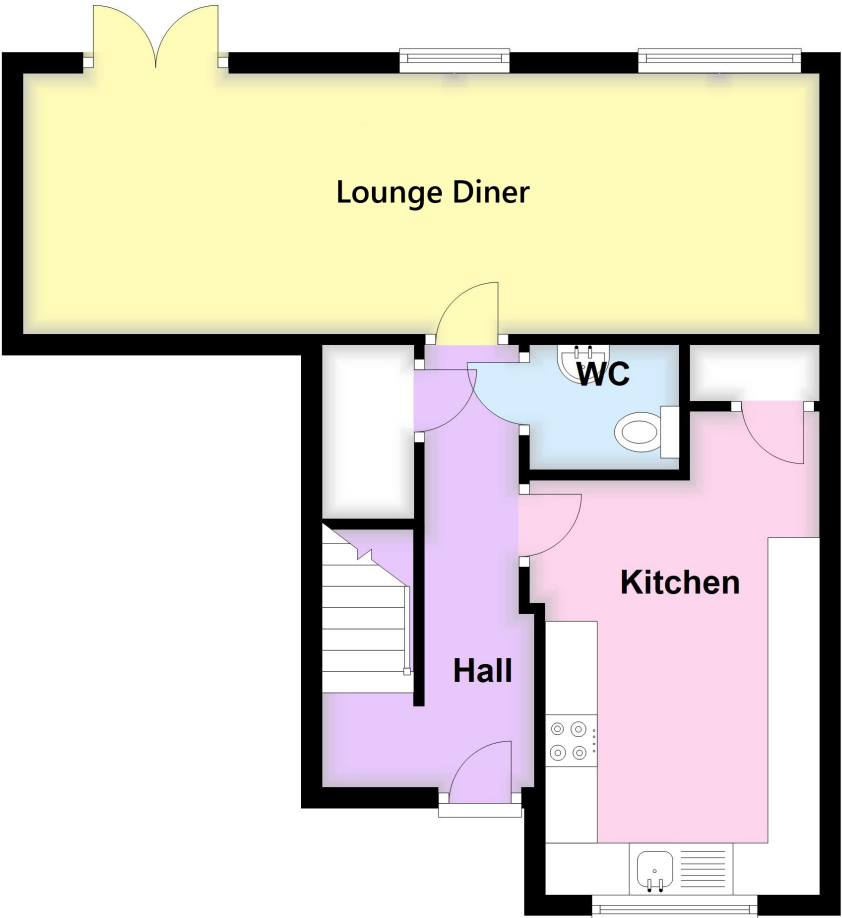
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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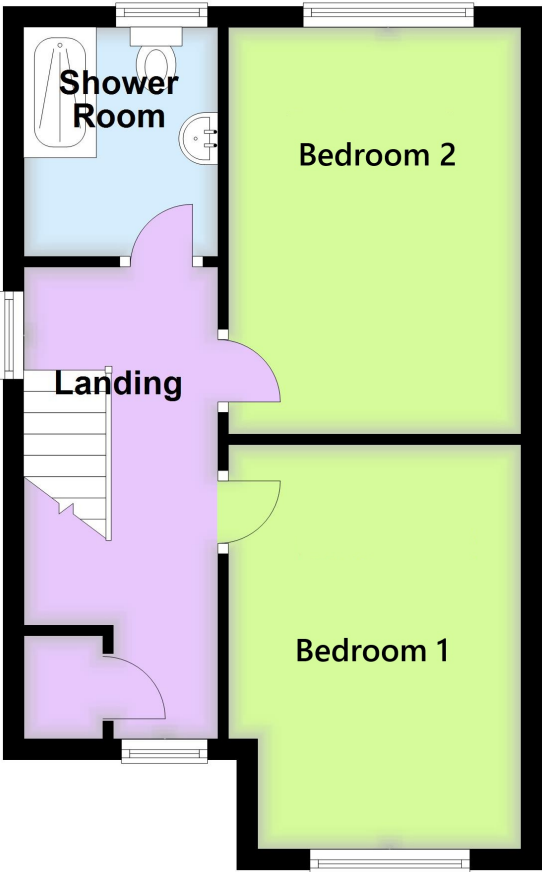
Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 78.4 sq. metres (844.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C	75	
(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