



£114,950

44 Fishtoft Road, Boston, Lincolnshire PE21 0AJ

SHARMAN BURGESS

**44 Fishtoft Road, Boston, Lincolnshire
PE21 0AJ
£114,950 Freehold**

ACCOMMODATION

LOUNGE

12' 10" (maximum into bay window) x 11' 11" (3.91m x 3.63m)
Having uPVC front entrance door, double glazed window to front elevation, radiator, picture rail, TV aerial point, telephone point, door to: -

INNER HALL

Having ceiling recessed spotlight, under stairs storage cupboard, door to: -



SHARMAN BURGESS



DINING ROOM

11' 5" x 11' 11" (maximum) (3.48m x 3.63m)

Having double glazed window to rear elevation, telephone point, stairs rising to first floor, radiator, tiled fireplace, door to: -

KITCHEN

12' 4" x 6' 10" (3.76m x 2.08m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset stainless steel sink and drainer with mixer tap, space for cooker, radiator, partly tiled walls, extractor fan, two double glazed windows to side elevation, uPVC door to side elevation, wall mounted central heating boiler, door to: -

REAR ENTRANCE/UTILITY

9' 9" x 6' 5" (2.97m x 1.96m)

Having area of work surface with base level storage cupboard beneath and space and plumbing for automatic washing, double glazed window to side elevation, radiator, uPVC side entrance door, door to: -

GROUND FLOOR CLOAKROOM

Having low level push button WC, single glazed window to side elevation, partly tiled walls.

FIRST FLOOR LANDING

Having stairs rising from dining room, access to roof space, coved cornice, doors to three bedrooms and bathroom.

BEDROOM ONE

11' 0" x 11' 11" (maximum) (3.35m x 3.63m)

Having double glazed window to front elevation, radiator, built-in over stairs storage cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 7" x 8' 10" (3.53m x 2.69m)

Having double glazed window to rear elevation, radiator, coved cornice.

BEDROOM THREE

5' 1" x 7' 0" (1.55m x 2.13m)

Having double glazed window to rear elevation, radiator.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and mains fed shower above, pedestal wash hand basin, low level WC, mermaid panelling, radiator, double glazed window to side elevation, extractor fan.

EXTERIOR

The property has a gravelled frontage enclosed by low level fencing and hand gate, with pathway leading to the front entrance door.

REAR GARDEN

The property initially benefits from a courtyard garden, leading to a lawned garden with shrub and bush borders and gated access to the rear. The gardens are enclosed by a mixture of wall and fencing. The gardens also benefit from a timber shed.

SERVICES

Mains electricity, gas, water and drainage are connected.

REFERENCE

30052025/28850087/DAW



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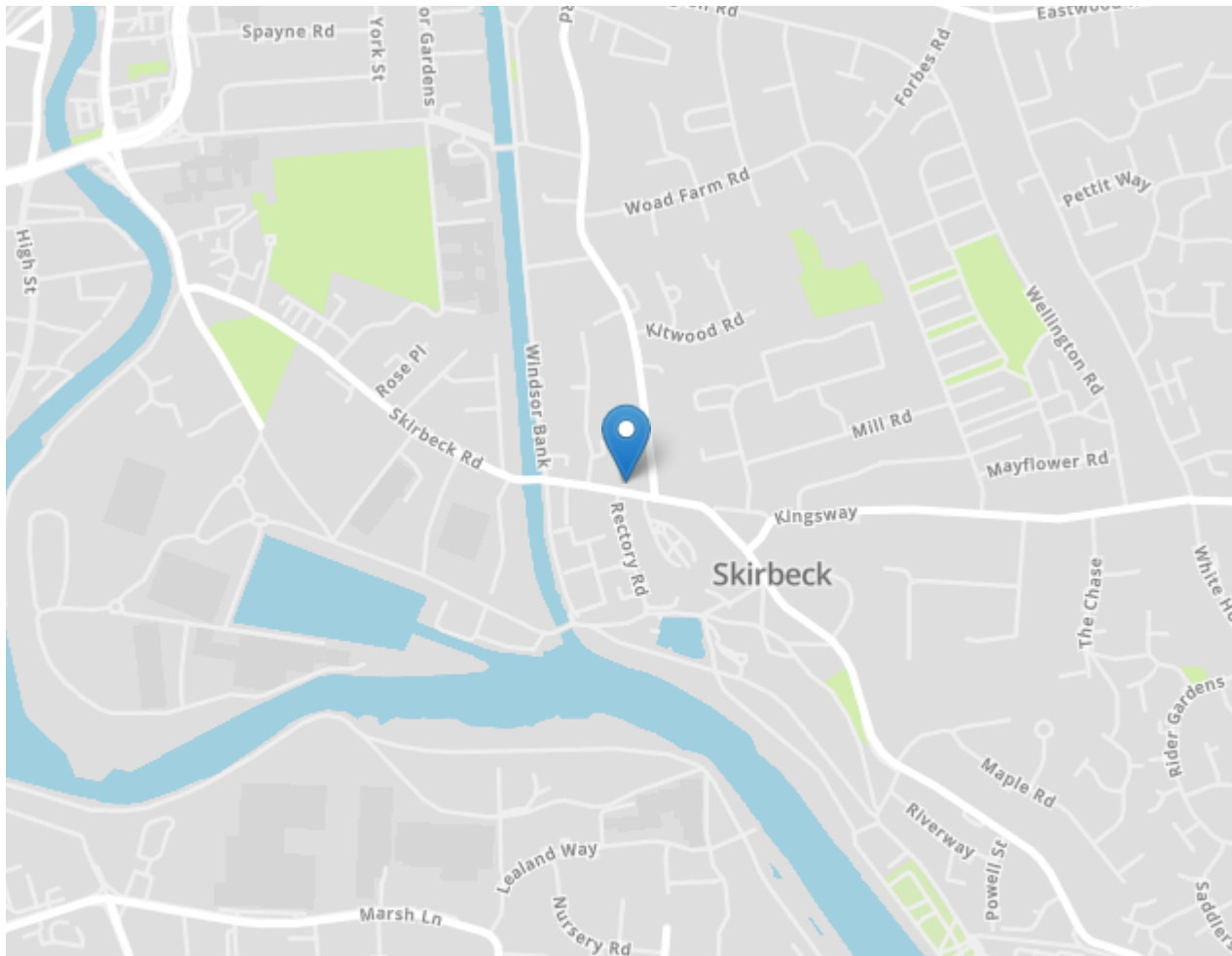
AGENT'S NOTES

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.

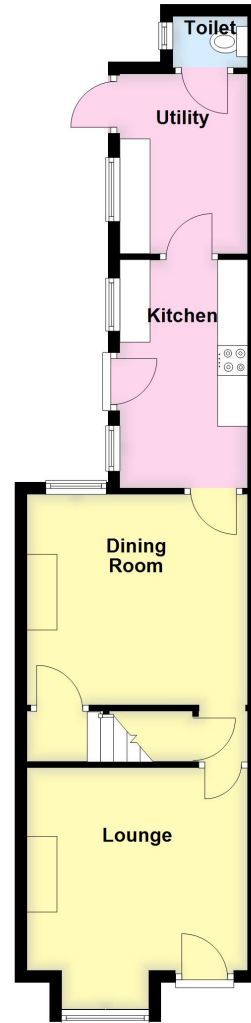
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS

Ground Floor
Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 sq. feet)



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