



£325,000

128 Sleaford Road, Boston, Lincolnshire PE21 7PE

SHARMAN BURGESS

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PE21 7PE
£325,000 Freehold

ACCOMMODATION

ENTRANCE HALL

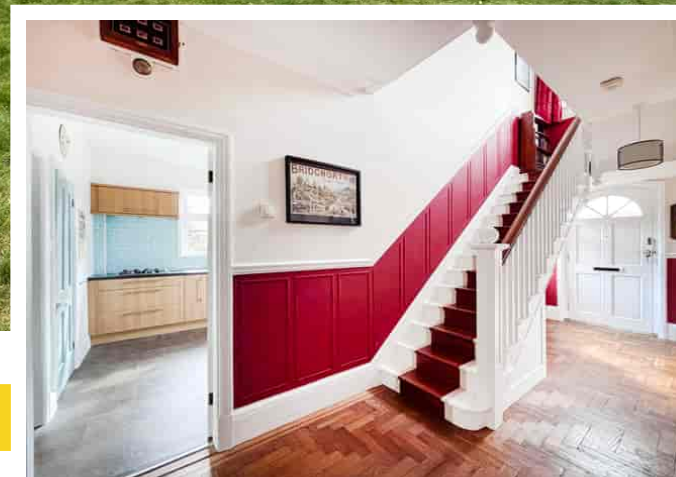
19' 1" (maximum) x 5' 11" (maximum including staircase) (5.82m x 1.80m)

Having partially obscure glazed entrance door, feature Parquet flooring, walls panelled to approximately half height, dado rail, coved cornice, ceiling light point, staircase leading off, under stairs storage cupboard, window to rear elevation, radiator, wall mounted central heating thermostat, wall mounted indicator for the 'service bell' which is still in working order for some of the rooms.

A fantastic detached period property having undergone significant improvement by the current Vendors, yet retaining many of the property's period features. Accommodation comprises an entrance hall with Parquet flooring, lounge, dining room, kitchen, original walk-in pantry, rear entrance lobby, utility room and ground floor cloakroom. To the first floor are four bedrooms and a family bathroom. Further benefits include a driveway and detached garage, gardens to front, side and rear and gas central heating. The majority of the windows are uPVC triple glazed with 'monkey tail' latches.



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LOUNGE

16' 1" (maximum into bay window) x 13' 11" (maximum including chimney breast) (4.90m x 4.24m)

Having feature bay window to front elevation, two additional windows to side elevation, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

DINING ROOM

12' 0" (maximum including chimney breast) x 10' 11" (3.66m x 3.33m)

Having window to front elevation, additional window to side elevation, radiator, coved cornice, ceiling light point, additional ceiling detailing, ornamental fireplace with decorative inset and tiled hearth and display surround with space for electric fire.

WALK-IN CLOAKROOM

5' 10" (maximum) x 4' 0" (maximum) (1.78m x 1.22m)

Having tiled floor, wooden detailing to walls, wall mounted coat hooks, ceiling light point, wall mounted storage, obscure glazed door with obscure glazed window to either side leading to the:-

GROUND FLOOR CLOAKROOM

Having cistern WC, tiled floor, pedestal wash hand basin, electric shaver point, walls tiled to approximately half height, obscure glazed window to side elevation.



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KITCHEN

10' 10" (maximum) x 10' 2" (maximum) (3.30m x 3.10m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring gas hob with lighting above, dual aspect windows, integrated fridge and freezer, ceiling light point, radiator, door to: -

ORIGINAL WALK-IN PANTRY

With storage drawers, wall mounted shelving, tiled floor, ceiling light point, obscure glazed window to side elevation, walls tiled to approximately half height.

REAR ENTRANCE LOBBY

Having obscure glazed entrance door, ceiling light point, door to: -

UTILITY ROOM

7' 6" x 4' 5" (2.29m x 1.35m)

Having counter top with space for standard height fridge or freezer beneath, plumbing for automatic washing machine, floor mounted gas central heating boiler, wall mounted digital timer, wall mounted shelving, obscure glazed window to rear elevation, ceiling light point.

FIRST FLOOR LANDING

Having window, radiator, walls panelled to approximately half height, dado rail, ceiling light point.

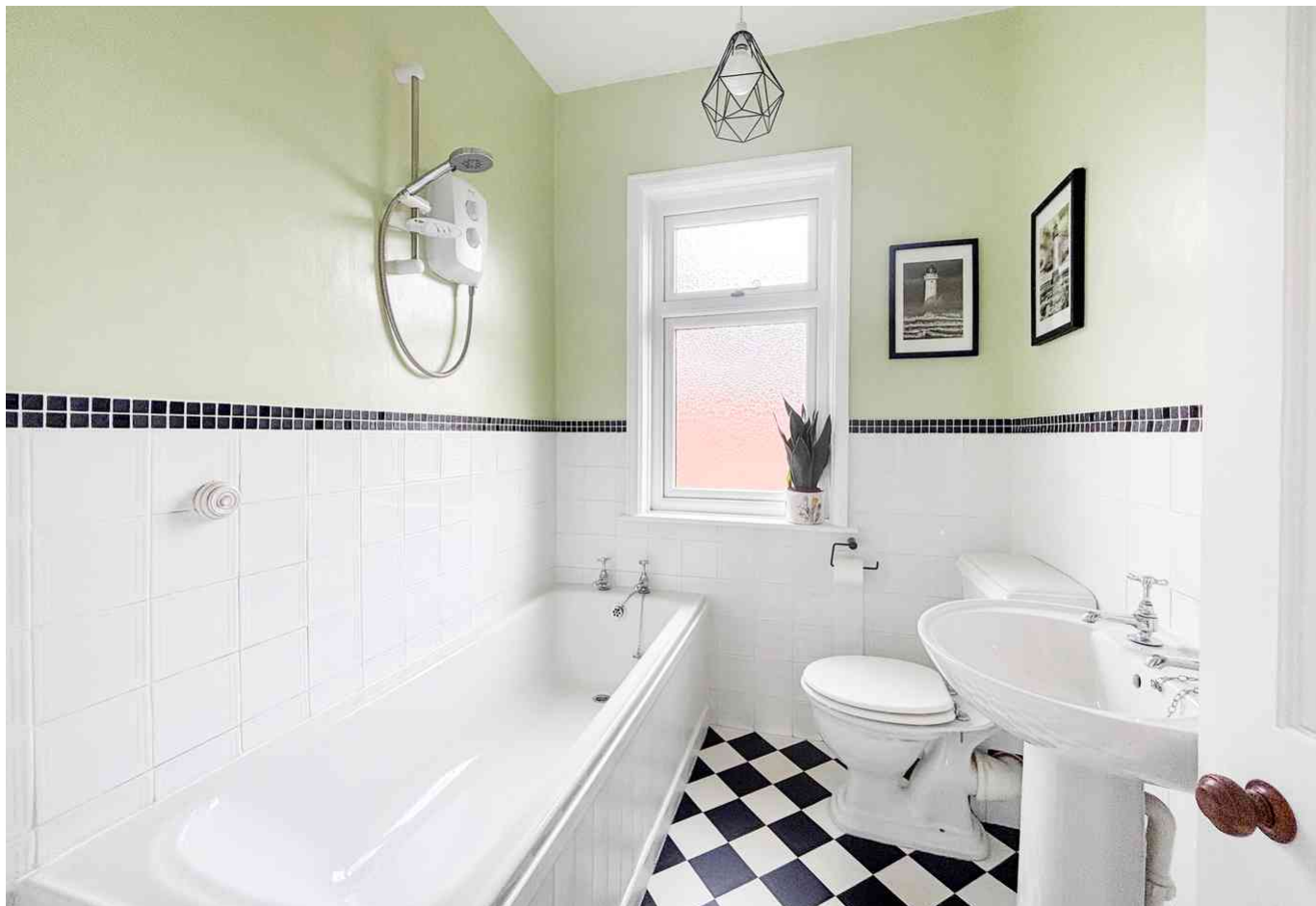
BEDROOM ONE

14' 0" (maximum including chimney breast) x 13' 6" (4.27m x 4.11m)

Having window to front elevation, additional window to side elevation, radiator, picture rail, ceiling light point, ornamental cast iron fireplace.



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BEDROOM TWO

10' 11" (maximum) x 12' 0" (maximum including chimney breast) (3.33m x 3.66m)

Having dual aspect windows, radiator, picture rail, ceiling light point, built-in storage with base level units and wall mounted shelving.

BEDROOM THREE

10' 2" x 11' 11" (3.10m x 3.63m)

Having window to rear elevation, radiator, picture rail, ceiling light point, built-in wardrobe with hanging rails within and overhead storage locker.

BEDROOM FOUR

10' 11" x 8' 0" (3.33m x 2.44m)

Having window, radiator, picture rail, ceiling light point, built-in bedroom furniture including cupboards providing additional storage and a taller unit to the right hand side with overhead storage locker and low level drawer.

FAMILY BATHROOM

6' 7" x 5' 11" (2.01m x 1.80m)

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, bath with wall mounted electric shower above, walls tiled to approximately half height, ceiling light point, access to loft space, obscure glazed window to side elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property sits on a corner plot, with vehicular access from South Parade. Double gates lead to the driveway which provides ample off road parking and hardstanding as well as vehicular access to the: -



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DETACHED GARAGE

15'9" x 11'1" (4.80m x 3.38m)

Of brick and slate construction. Having double doors with obscure glazing, obscure glazed personnel door, two obscure glazed window, served by power and lighting, loft space providing storage.

GARDENS

The property benefits from gardens to the front, side and rear, with the front garden being laid to lawn to the majority with well stocked flower and shrub borders including a variety of roses. Continuing to the side is a central grassed pathway flanked by mature beds and borders. The rear garden is again laid to a shaped lawn with wells stocked beds and borders containing a variety of flowering plants, shrubs and trees including an established pear tree. The garden also houses a timber summerhouse (to be included in the sale) and a timber garden shed to the rear left hand corner. The garden is fully enclosed by a mixture of wall, fencing and hedging which predominantly comprises a mixture of Hawthorne and privet,

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11032025/28814625/BLA



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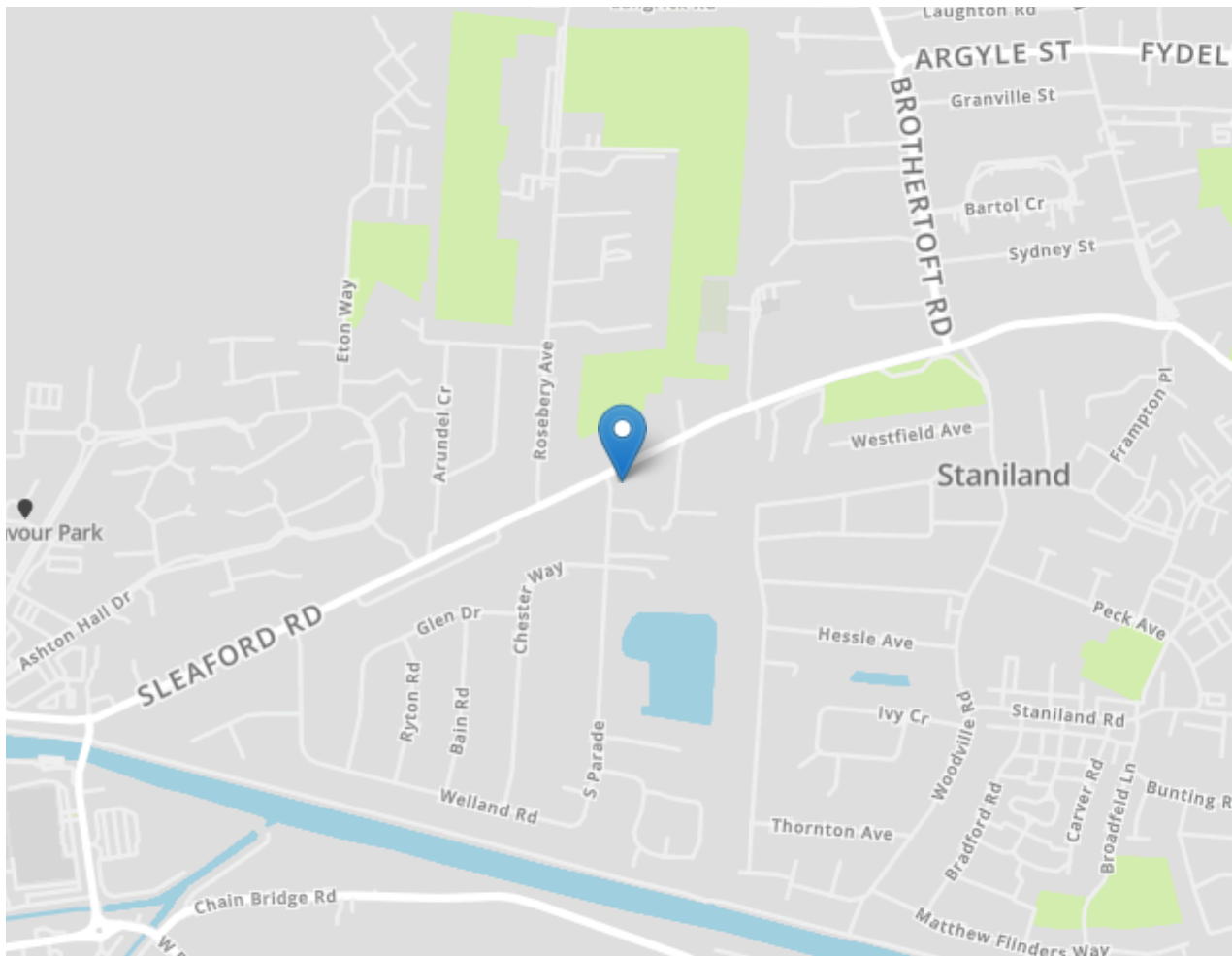
AGENT'S NOTES

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.

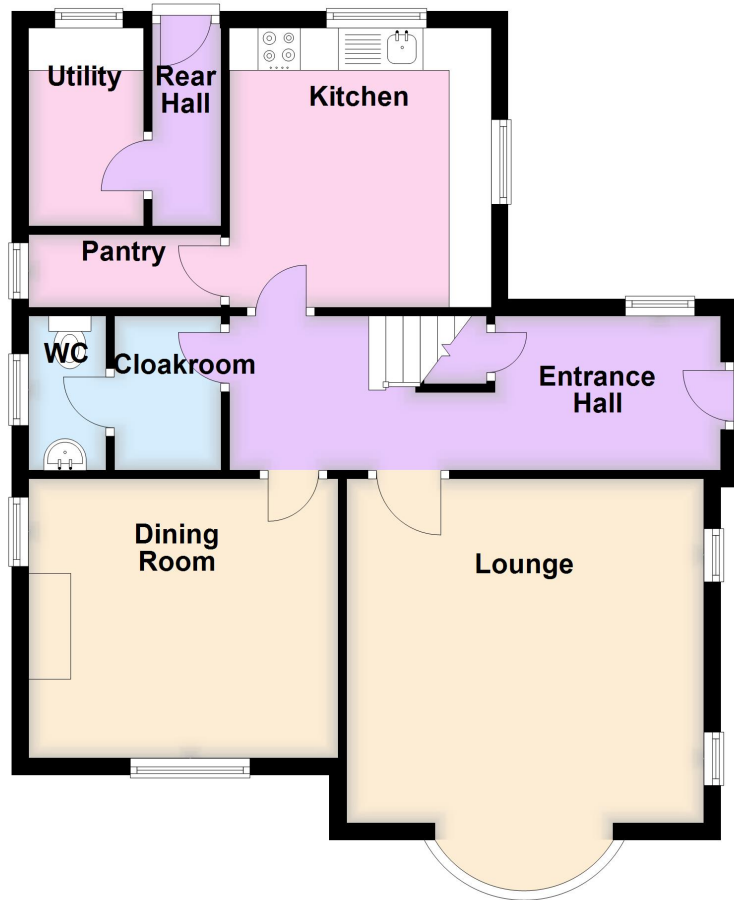
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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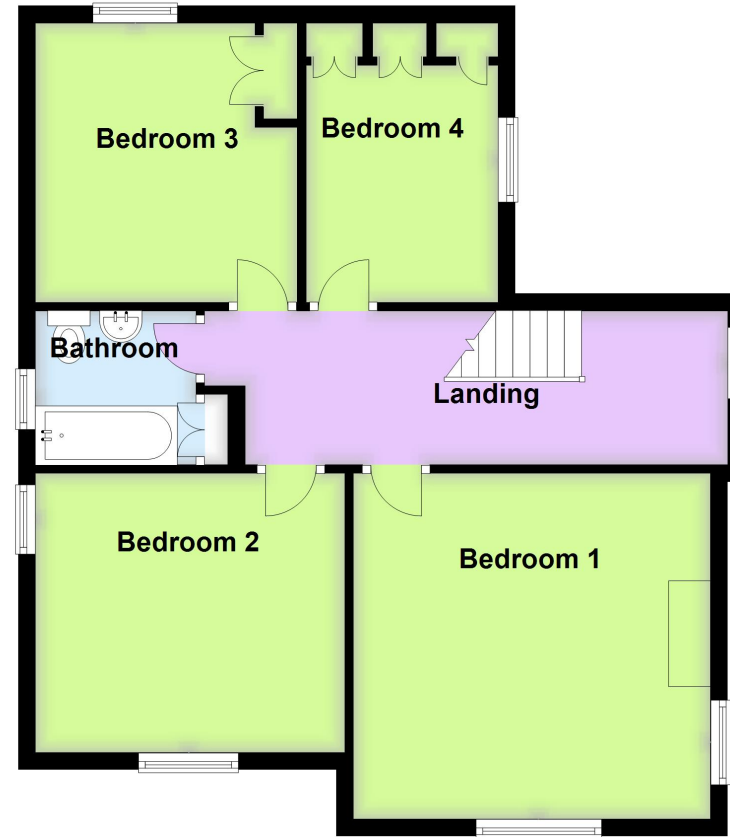
Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



Total area: approx. 128.8 sq. metres (1386.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	73
England, Scotland & Wales		EU Directive 2002/91/EC	