



£20,625

2 Hadwick Mews Church Road, Old Leake, Boston, Lincolnshire PE22 9LZ

SHARMAN BURGESS

**2 Hadwick Mews Church Road, Old Leake,
Boston, Lincolnshire PE22 9LZ
£20,625 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC and wall mounted wash hand basin. Heated towel rail, extractor fan, ceiling light point.

A SHARED OWNERSHIP three bedroomed semi detached property with the asking price allowing purchasers to buy 12.5% share. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, kitchen diner, sun room, three good sized bedrooms to the first floor and a modern well appointed family shower room. Further benefits include driveway providing off road parking, uPVC double glazing and oil central heating. Being offered for sale with NO ONWARD CHAIN. Prospective purchaser are advised that other staircasing purchasing options are available at 25%, 50%, 75% and 100%. Prospective purchasers are advised that the asking price for the full 100% ownership is £165,000.



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LOUNGE

16' 9" (maximum) x 11' 9" (maximum) (5.11m x 3.58m)
Having window to front aspect, radiator, two ceiling light points, TV aerial point, fireplace with fitted hearth, display mantle and surround and space for electric fire.

KITCHEN DINER

11' 7" (maximum) x 15' 0" (3.53m x 4.57m)
Having roll edge work surfaces, integrated one and half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, kick board lighting plumbing for dishwasher, plumbing for automatic washing machine, space for twin height fridge freezer, space for condensing tumble dryer, integrated oven and grill, four ring electric hob with fume extractor above, tiled flooring, two ceiling light points, window to rear aspect, radiator, under stairs storage cupboard with wall mounted coat hooks within. Glazed door to: -

SUN ROOM

12' 6" (maximum) x 8' 7" (maximum) (3.81m x 2.62m)
Of brick and uPVC construction. With French doors leading to the rear garden, tiled flooring, power and wall mounted lighting.

FIRST FLOOR LANDING

With access to roof space, ceiling light point, radiator, built-in over stairs airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' 6" (maximum) x 8' 4" (maximum) (4.42m x 2.54m)
Having window to front aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

14' 0" (maximum) x 7' 5" (maximum) (4.27m x 2.26m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

8' 8" (maximum) x 7' 9" (maximum) (2.64m x 2.36m)
Having window to rear aspect, radiator, ceiling light point.

FAMILY SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern. Heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to front aspect.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides side by side parking space. To the rear, the property initially comprises a paved seating area with pergola above, with gravelled sections and screened oil tank. Gated access leads to the remainder of the rear garden which is predominantly laid to lawn, with raised decked seating area and a timber shed. The garden is enclosed by fencing and is served by outside lighting.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating. The property benefits from roof mounted solar panels to aid the heating of hot water.

AGENTS NOTE

A payment of £143.79 per week (as of February 2024) is payable to Platform Homes for the remaining 87.5% share which including buildings insurance. Other staircasing purchasing options are available for a 25%, 50%, 75% and 100% share. Prospective purchasers will be required to complete an application/qualification process with Platform Homes. Further information and an application can be obtained from the selling agents office.

REFERENCE

06022024/27276869/MUR



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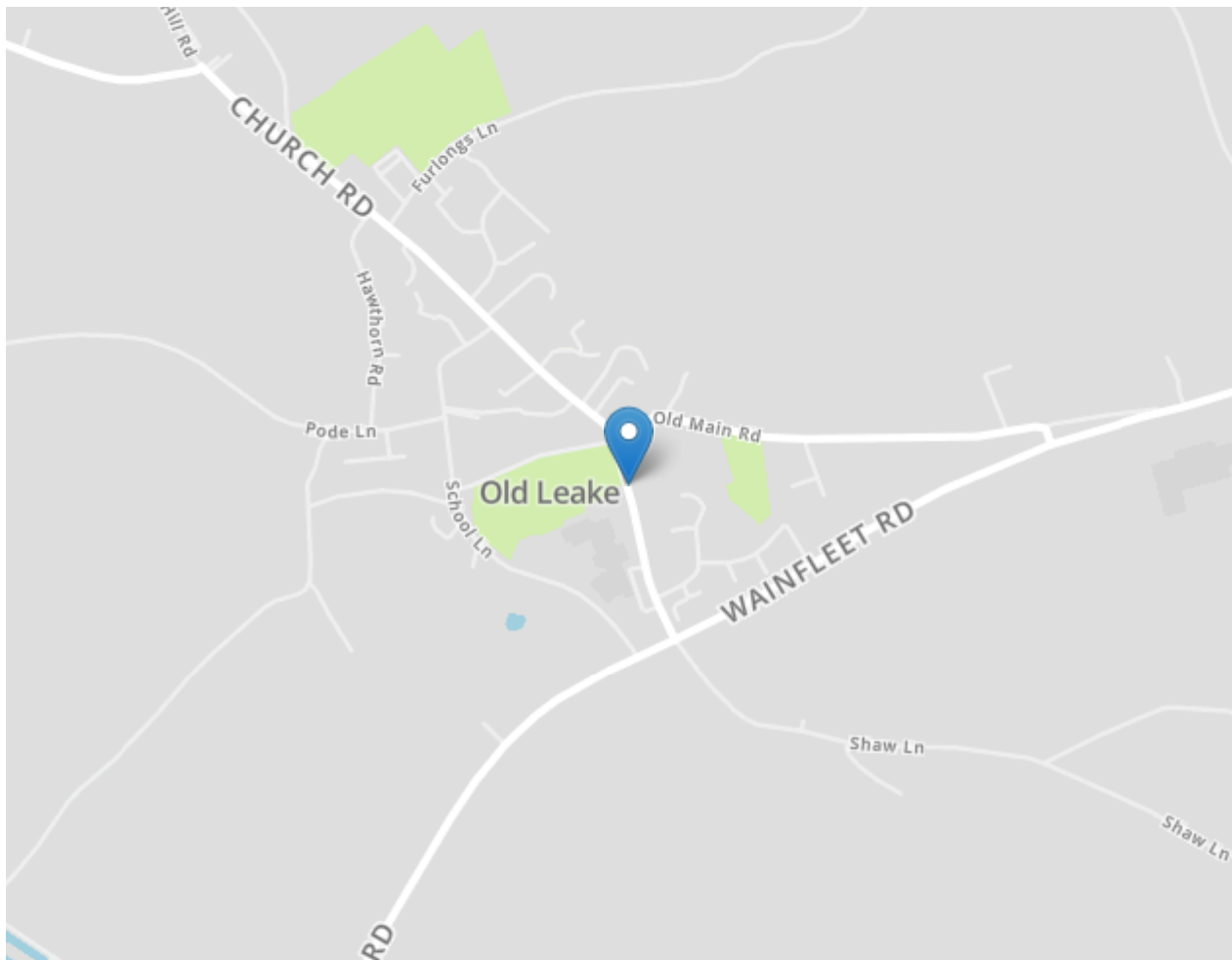
AGENT'S NOTES

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.

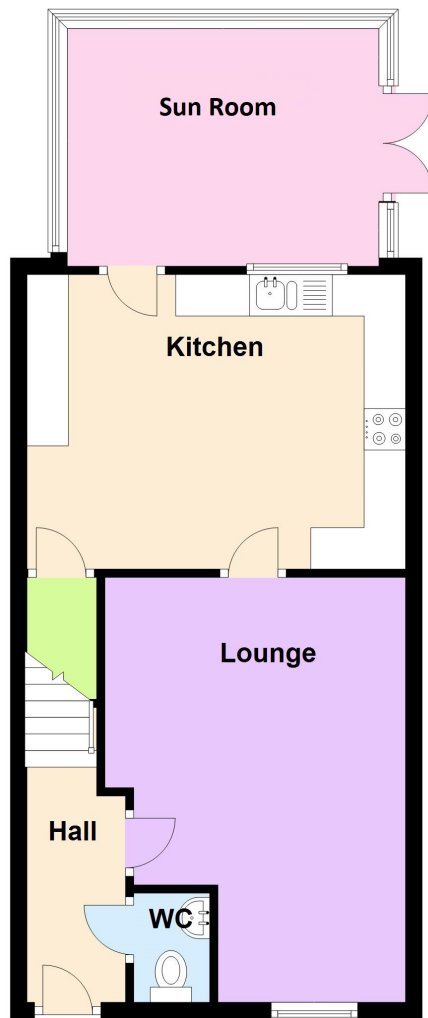
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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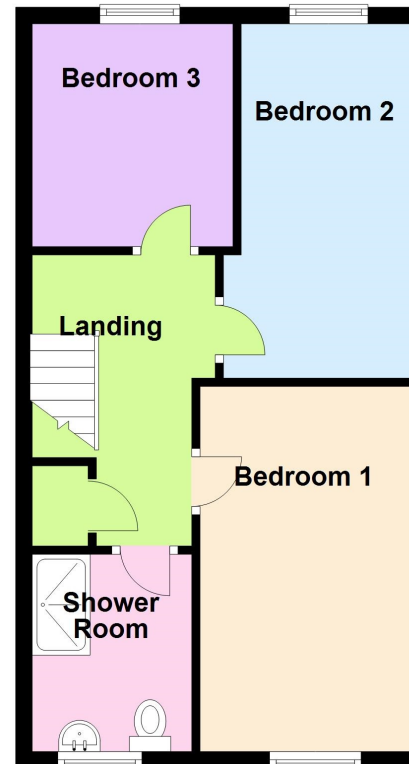
Ground Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 91.5 sq. metres (985.1 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			
		72	84
England, Scotland & Wales			
		EU Directive 2002/91/EC	