



**£315,000**

19 Bain Road, Boston, Lincolnshire PE21 7QE

**SHARMAN BURGESS**



**19 Bain Road, Boston, Lincolnshire**  
**PE21 7QE**  
**£315,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panels, staircase leading off, under stairs storage cupboard, wood effect laminate flooring, radiator, coved cornice, ceiling light point.

**LOUNGE**

15'0" (maximum) x 12'3" (maximum) (4.57m x 3.73m)

Having window to front aspect, ornamental fireplace with display mantle, TV aerial point, wiring for satellite TV, coved cornice, ceiling light point.

An extremely impressive detached family home with large, modern living kitchen with doors opening onto a great sized garden. Accommodation comprises an entrance hall, lounge, open plan kitchen, ground floor cloakroom, utility room, four independent bedrooms to the first floor, separate office and modern four piece family bathroom. Further benefits include uPVC double glazing, gas central heating and a good sized rear garden.



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### OPEN PLAN LIVING KITCHEN

27'7" (maximum) x 11'5" (maximum) (8.41m x 3.48m)

A contemporary styled kitchen area comprising counter tops, inset sink and drainer with mixer tap, extensive range of base level storage units, drawer units and fitted larder style unit, space for twin height fridge freezer, plumbing for dishwasher, integrated waist height double oven and grill and microwave oven, four ring halogen hob with stainless steel illuminated fume extractor above, two windows to rear aspect, coved cornice, ceiling recessed lighting, radiator, obscure glazed entrance door. The dining area comprises a radiator, coved cornice, ceiling light point, sliding patio doors leading to the exterior.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with mixer tap and tiled splashback, heated towel rail, coved cornice, ceiling recessed lighting, obscure glazed window.

### UTILITY ROOM

8'3" x 7'10" (2.51m x 2.39m)

Having counter top with fitted storage unit beneath, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed window to side aspect, extractor fan, ceiling light point, radiator, built-in boiler cupboard housing the Glow Worm gas central heating boiler.

### FIRST FLOOR LANDING

Having coved cornice, ceiling light point.

### BEDROOM ONE

14'0" (maximum) x 10'10" (maximum) (4.27m x 3.30m)

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



**SHARMAN  
BURGESS** Est 1996



### BEDROOM TWO

12' 7" (maximum) x 11' 0" (maximum) (3.84m x 3.35m)

Having window to rear aspect, coved cornice, ceiling light point, radiator, access to roof space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM THREE

15' 5" x 8' 0" (4.70m x 2.44m)

Having window to front aspect, coved cornice, radiator, ceiling light point, access to roof space.

### BEDROOM FOUR

9' 2" (maximum) x 7' 5" (maximum) (2.79m x 2.26m)

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

### OFFICE

7' 3" (maximum) x 6' 7" (maximum) (2.21m x 2.01m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

### FAMILY BATHROOM

9' 5" (maximum) x 7' 10" (maximum) (2.87m x 2.39m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted Aqualisa digital shower and decorative tiling within and fitted shower screen, wash hand basin with mixer tap and storage beneath, panelled bath, push button WC, heated towel rail, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides hardstanding and off road parking.

### FORMER GARAGE

Having been used partly by the current vendors to provide a utility room, yet the front of the garage still remains to provide storage space and benefits from an up and over door, power and light.

### REAR GARDEN

Being initially laid to a hardstanding seating area leading to the remainder of the garden which is predominantly laid to lawn, with barked section to the rear of the garden providing a children's play area. The garden is fully enclosed by fencing, served by outside tap and lighting and houses a slimline lean to timber storage shed (to be included within the sale).

### SERVICES

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

### REFERENCE

30082024/28145090/CRO





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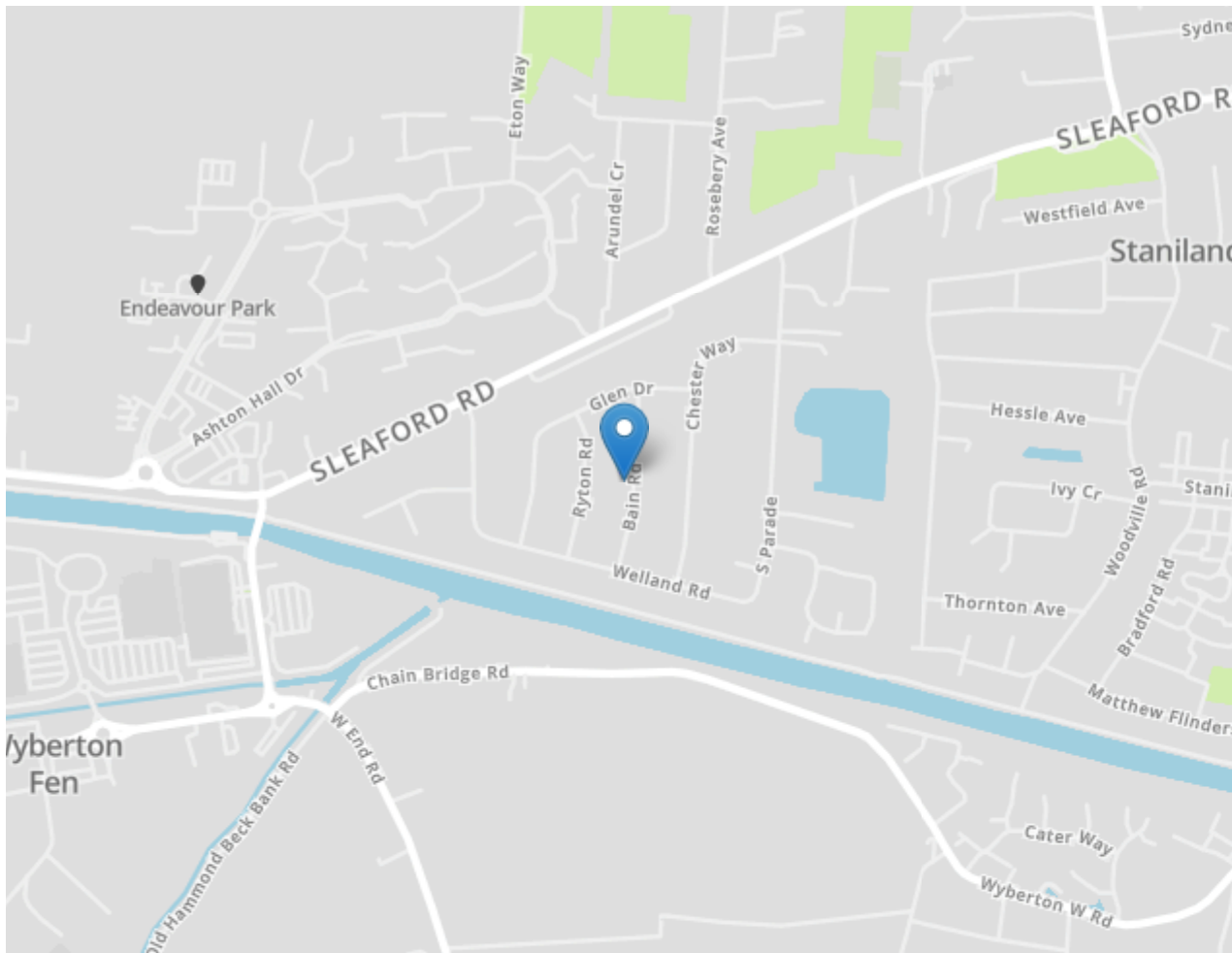
## AGENT'S NOTES

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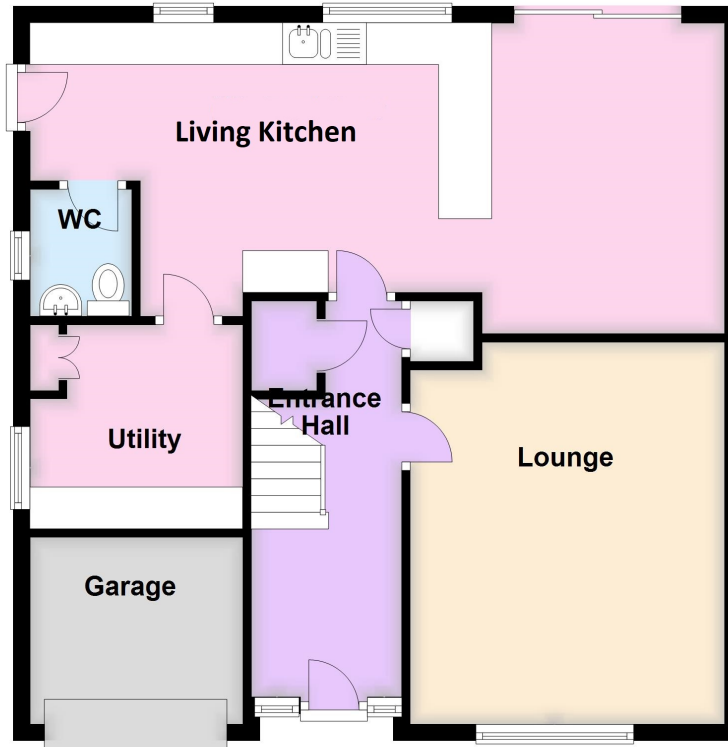
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**



Ground Floor



First Floor



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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 | 61                      | 73                                                                                    |
| (39-54)                                     | E |                         |                                                                                       |
| (21-38)                                     | F |                         |                                                                                       |
| (1-20)                                      | G |                         |                                                                                       |
| Not energy efficient - higher running costs |   |                         |                                                                                       |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |