



£225,000

33 Spayne Road, Boston, Lincolnshire PE21 6JP

SHARMAN BURGESS

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PE21 6JP
£225,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, dado rail, ceiling light point, under stairs storage cupboard with obscure glazed window to side elevation and electric fuse box within.

LOUNGE

14' 7" (maximum into bay window) x 11' 0" (4.45m x 3.35m)
Having radiator, coved cornice, ceiling light point, fireplace with space for electric fire and display surround, TV aerial point.

A detached four bedroomed property situated close to Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, rear entrance lobby, four bedrooms to the first floor and a family bathroom. Further benefits include off road parking, single concrete sectional garage, gas central heating and approximate south facing rear garden.



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DINING ROOM

15' 2" (maximum) x 10' 11" (maximum) (4.62m x 3.33m)
Having radiator, dado rail, coved cornice, ceiling light point, window to side elevation, patio doors leading to the rear garden.

KITCHEN

11' 4" x 5' 10" (3.45m x 1.78m)
Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, coved cornice, ceiling light point, obscure glazed window to side elevation, tiled floor, radiator.

REAR ENTRANCE LOBBY

Having counter top, wall mounted units, obscure glazed window, coved cornice, ceiling light point, tiled floor.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, dado rail, boiler cupboard housing the Ideal Instinct gas combination central heating boiler.

BEDROOM ONE

10' 11" (maximum) x 11' 0" (maximum) (3.33m x 3.35m)
Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 0" (maximum) x 10' 11" (3.05m x 3.33m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.



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BEDROOM THREE

10' 11" x 7' 0" (3.33m x 2.13m)

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

BEDROOM FOUR

7' 11" x 5' 10" (2.41m x 1.78m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising wash hand basin with vanity unit beneath, WC, panelled bath with wall mounted electric shower above, extractor fan, obscure glazed window to side elevation, ceiling light point, radiator.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to parking to the immediate front of the property, and shared driveway which extends to the side of property and provides vehicular access to the: -

SINGLE GARAGE

Of concrete sectional construction.

REAR GARDEN

Enjoying an approximate south facing aspect and being initially laid to hardstanding, leading to the remainder of the garden which is predominantly laid to lawn and enclosed by a mixture of fencing and hedging. The garden is served by an outside light.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

04062025/29165905/ALE



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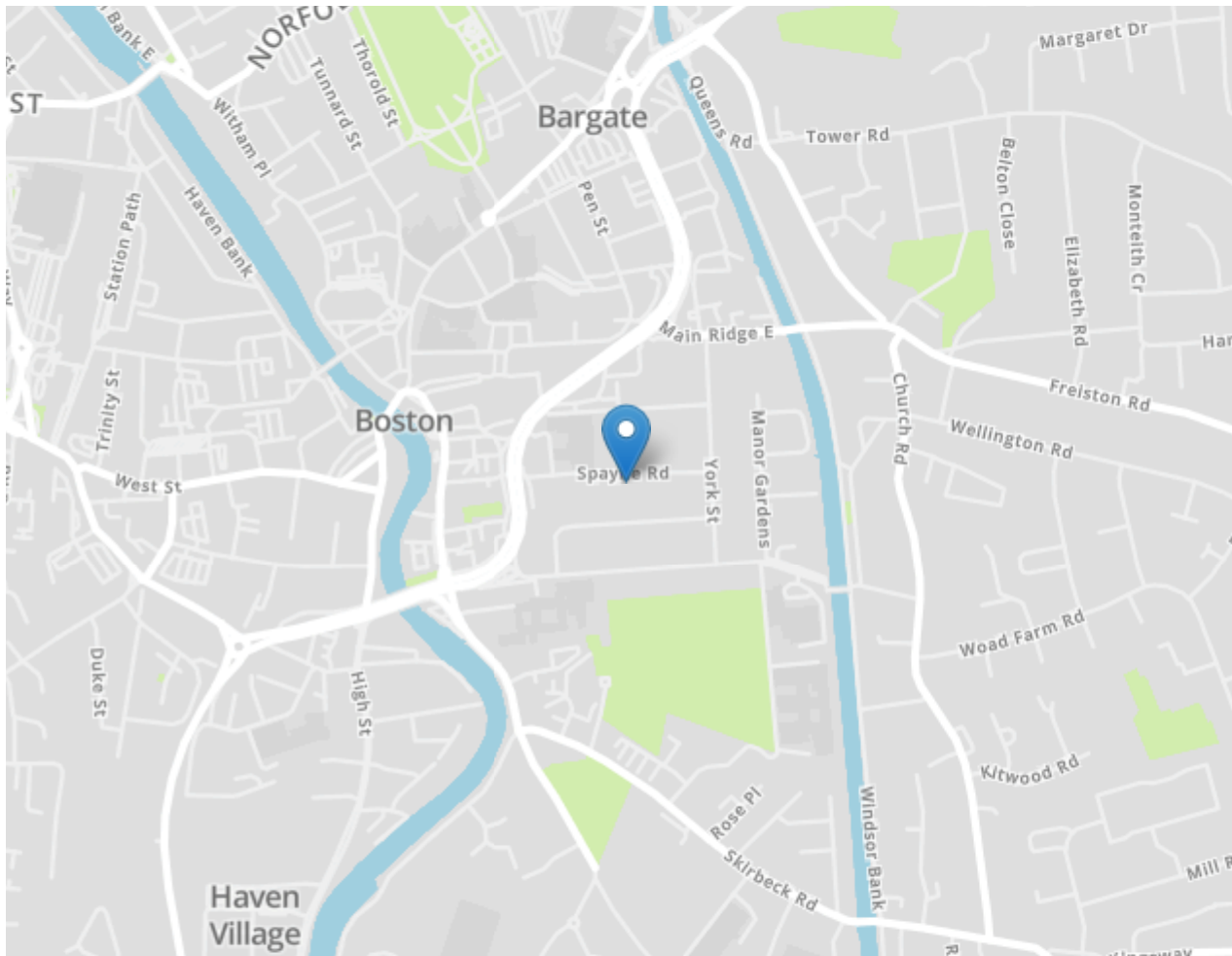
AGENT'S NOTES

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.

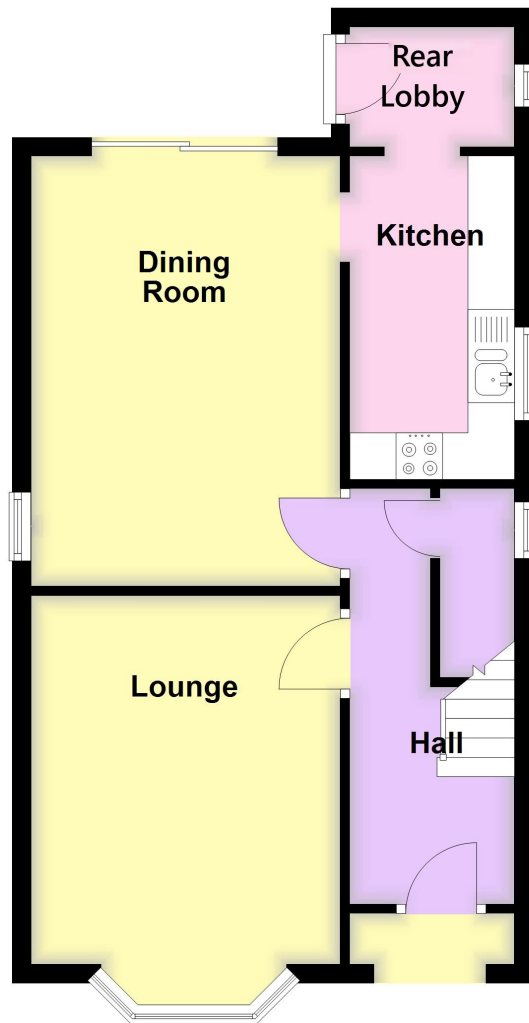
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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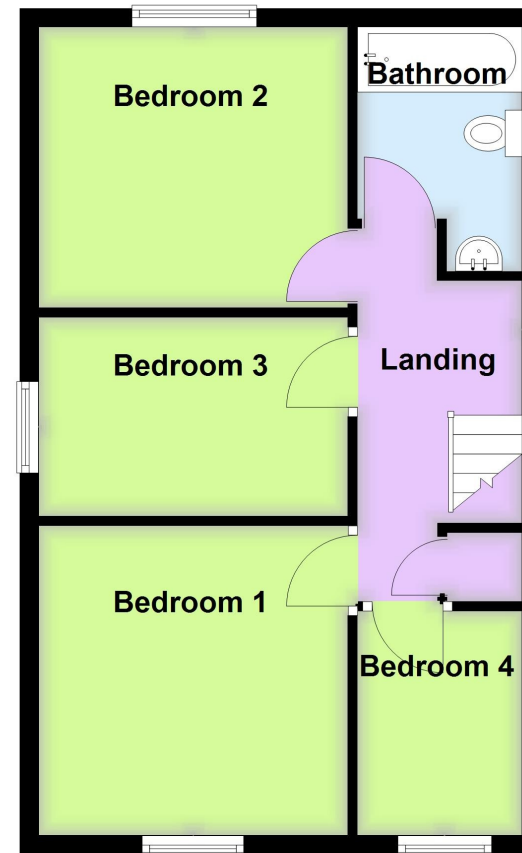
Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 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		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	