



**£285,000**

36 Robin Hoods Walk, Boston, Lincolnshire PE21 9EP

**SHARMAN BURGESS**

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PE21 9EP  
£285,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

With obscure glazed double entrance doors, decorative tiled floor, a further obscure glazed door through to:-

**HALLWAY**

With staircase leading off, under stairs storage cupboard, wall mounted central heating digital timer, coved cornice, picture rail, two ceiling light points, radiator with fitted cover.

A stunning example of a large period property, superbly presented by the current vendors, offering versatile accommodation and a range of period features. Accommodation comprises an entrance hall, lounge with bay window and multi fuel stove, dining room with open fire, large open plan living kitchen with multi fuel stove, ground floor wet room and a sun room with bi-fold doors. To the first floor are four bedrooms and a particularly spacious four piece family bathroom with roll top bath. Further benefits include off road parking, The property is ideally located within close proximity to popular schools and Boston town centre, and benefits from gas central heating, off road parking and an approximately south westerly facing rear garden.



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### LOUNGE

15' 10" (maximum into bay window) x 13' 0" (maximum including chimney breast) (4.83m x 3.96m)

With feature bay window to front aspect, radiator, picture rail, coved cornice, ceiling light point, TV aerial point with wiring for Sky TV, fitted feature multi fuel stove with cast iron inset and hearth and display mantel surround.

### DINING ROOM

13' 0" (maximum including chimney breast) x 13' 0" (3.96m x 3.96m)

With French doors leading to the rear garden, window to side aspect, radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, feature open fireplace with tiled hearth, cast iron inset and display surround.

### LIVING KITCHEN

24' 9" (maximum) x 11' 5" (maximum) (7.54m x 3.48m)

A spacious kitchen comprising roll edge work surfaces with inset stainless steel one and a half bowl sink and drainer with mixer tap, extensive range of base units, drawer units and matching eye level wall units with glazed display cabinets, space for chest freezer, plumbing for dishwasher, plumbing for automatic washing machine, integrated waist height double oven and grill, gas hob with illuminated stainless steel extractor above, space for twin height fridge freezer, return work surface providing breakfast bar, concealed Worcester gas central heating boiler, tiled flooring, window to side aspect, obscure glazed door to garden. The rear right hand corner of the room is a fitted multi fuel stove with stone hearth and tiled surround.

Archway through to: -



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### INNER LOBBY

With ceiling recessed light, tiled floor, large double cloak cupboard providing storage.

### GROUND FLOOR WET ROOM

Having tiled floor with floor drainage, wall mounted Gainsborough electric shower, push button WC, pedestal wash hand basin, fully tiled walls, extractor fan, obscure glazed window to side aspect, heated towel rail, ceiling light point.

### SUN ROOM

12' 11" x 7' 8" (3.94m x 2.34m)

With bi-fold doors leading to the garden, radiator, ceiling recessed lighting, window overlooking the garden.

### FIRST FLOOR LANDING

With coved cornice, two ceiling light points, built-in over stairs storage cupboard, loft access with loft ladder leading to a part boarded loft space served by lighting.

### BEDROOM ONE

13' 0" x 11' 10" (measurement taken to chimney breast) (3.96m x 3.61m)

With window to front aspect, radiator, picture rail, ceiling light point, built-in wardrobes either side of chimney breast with overhead storage lockers.

### BEDROOM TWO

13' 0" (maximum) x 13' 0" (maximum) (3.96m x 3.96m)

With dual aspect windows, radiator, picture rail, coved cornice, ceiling light point.





### **BEDROOM THREE**

12' 7" (maximum) x 11' 6" (maximum) (3.84m x 3.51m)  
With dual aspect windows, radiator, picture rail, coved cornice, ceiling light point

### **BEDROOM FOUR**

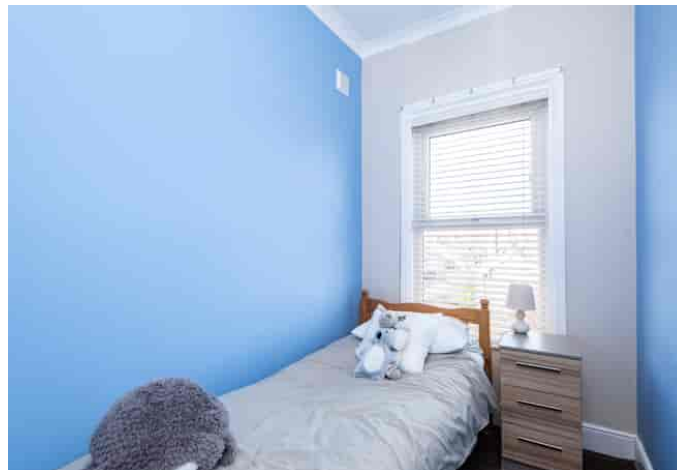
9' 5" x 6' 0" (2.87m x 1.83m)  
With window to front aspect, radiator, coved cornice, ceiling light point.

### **FAMILY BATHROOM**

16' 9" x 8' 0" (5.11m x 2.44m)  
Being fitted with a four piece suite comprising free standing roll top claw foot bath with mixer tap and handheld shower attachment, double shower cubicle with wall mounted shower within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed system, fully tiled walls, radiator incorporating towel rail, additional wall mounted heated towel rail, two obscure glazed windows, coved cornice, two ceiling light points, additional wall light points.

### **EXTERIOR**

The property is approached via wrought iron double gates leading to a gravel driveway which provides off road parking. There is a small block paved front garden with wall to the front boundary. Side gated access leads to: -



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### REAR GARDEN

Enjoying an approximately south westerly facing aspect, initially laid to block paved patio area and raised decking proving an ideal entertaining space. This leads to the remainder of the garden which has been designed with a degree low maintenance garden in mind, with large slate borders interspersed with plants and shrubs. To the rear of the garden is an additional raised patio with sunken pond and water feature. The garden is fully enclosed and served with an outside tap, lighting and external power point.

### GARDEN STORE

13' 6" x 7' 4" (4.11m x 2.24m)

Served by power and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

01042026/30118829/WRI



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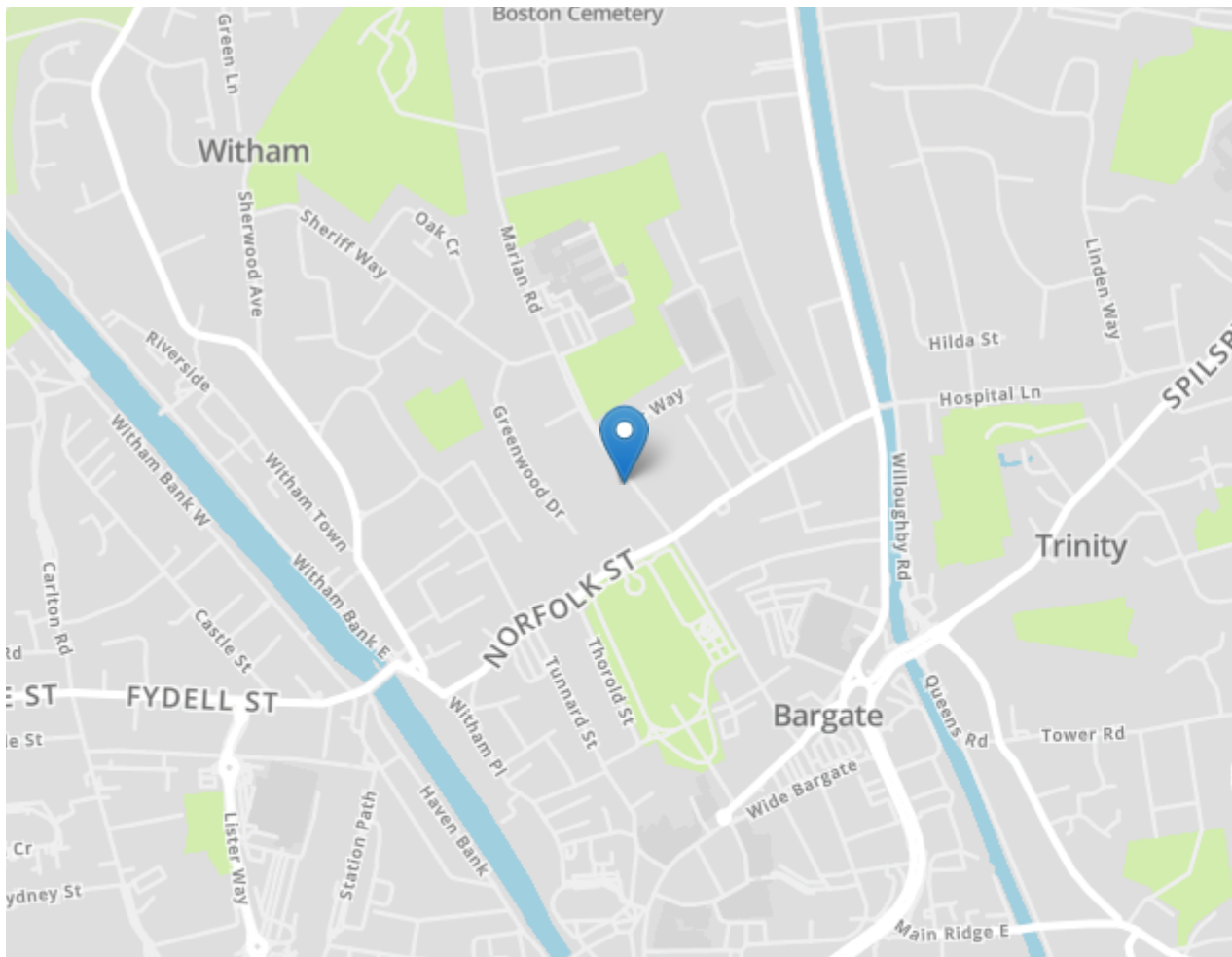
## AGENT'S NOTES

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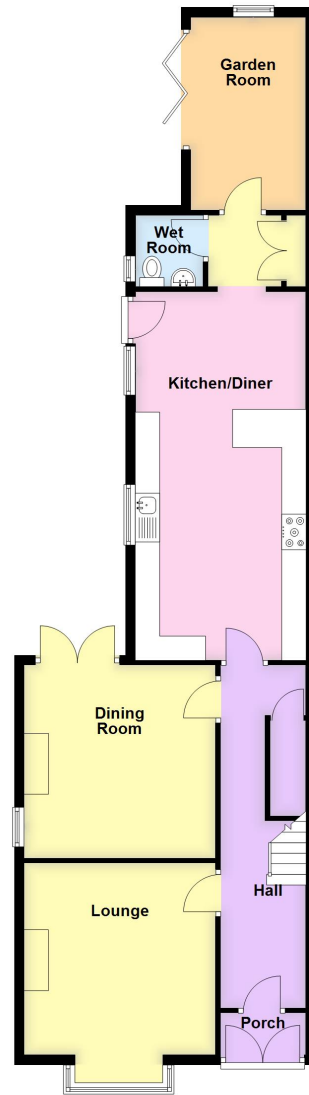
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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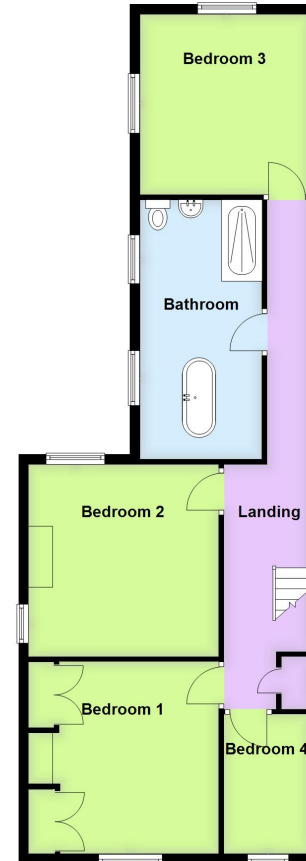
### Ground Floor

Approx. 88.8 sq. metres (955.8 sq. feet)



### First Floor

Approx. 78.7 sq. metres (847.0 sq. feet)



Total area: approx. 167.5 sq. metres (1802.8 sq. feet)

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