



£229,950

8 Mentmore Gardens, Boston, Lincolnshire PE21 7TH

SHARMAN BURGESS

**8 Mentmore Gardens, Boston, Lincolnshire
PE21 7TH
£229,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, tiled floor, coved cornice, ceiling light point.

LOUNGE

17' 8" x 10' 8" (5.38m x 3.25m)

Having dual aspect windows, wood effect laminate flooring, two radiators, coved cornice, ceiling light point, wall mounted electric fireplace, TV aerial point.

A three bedroomed detached family home situated in a popular residential location on the outskirts of Boston, with an approximate south facing garden to the rear. Accommodation comprises an entrance hall, lounge, refitted kitchen diner, ground floor cloakroom, three bedrooms to the first floor together with a family bathroom and en-suite shower room to bedroom one. Further benefits include gas central heating, uPVC double glazing, resin bonded driveway and a detached single garage with electric roller door.



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KITCHEN DINER

17' 8" (maximum) x 11' 4" (maximum) (5.38m x 3.45m)
Having been refitted and comprising counter tops with inset one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker with stainless steel splashback and illuminated fume extractor above, standard height fridge or freezer, additional space for double height fridge or freezer, return work surface providing breakfast bar, tiled floor, radiator, coved cornice, two ceiling light points, window to front elevation, French doors leading to the rear garden, Ideal gas central boiler.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin, push button WC, obscure glazed window to rear elevation, tiled floor, radiator, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having window to rear elevation, radiator, coved cornice, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

10' 11" (maximum) x 10' 6" (maximum) (3.33m x 3.20m)
Having window to front elevation, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with tiled splashback, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, electric shaver point, extractor fan, radiator, coved cornice, ceiling light point, obscure glazed window to front elevation.

BEDROOM TWO

11' 7" (maximum) x 8' 9" (maximum) (3.53m x 2.67m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with sliding doors and hanging rail and shelving within.

BEDROOM THREE

7' 4" x 6' 10" (2.24m x 2.08m)

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

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, push button WC, panelled bath with mixer tap, tiled splashbacks, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear elevation, heated towel rail.

EXTERIOR

To the front, the garden is enclosed by wrought iron railings, with paved pathway leading to the front entrance door. Served by outside lighting.

To the rear, the property has a resin bonded driveway which provides off road parking as well as vehicular access to the: -

GARAGE

17' 7" x 9' 2" (5.36m x 2.79m)

Of brick and tile construction. Having electric roller door and a personnel door leading to the garden.

REAR GARDEN

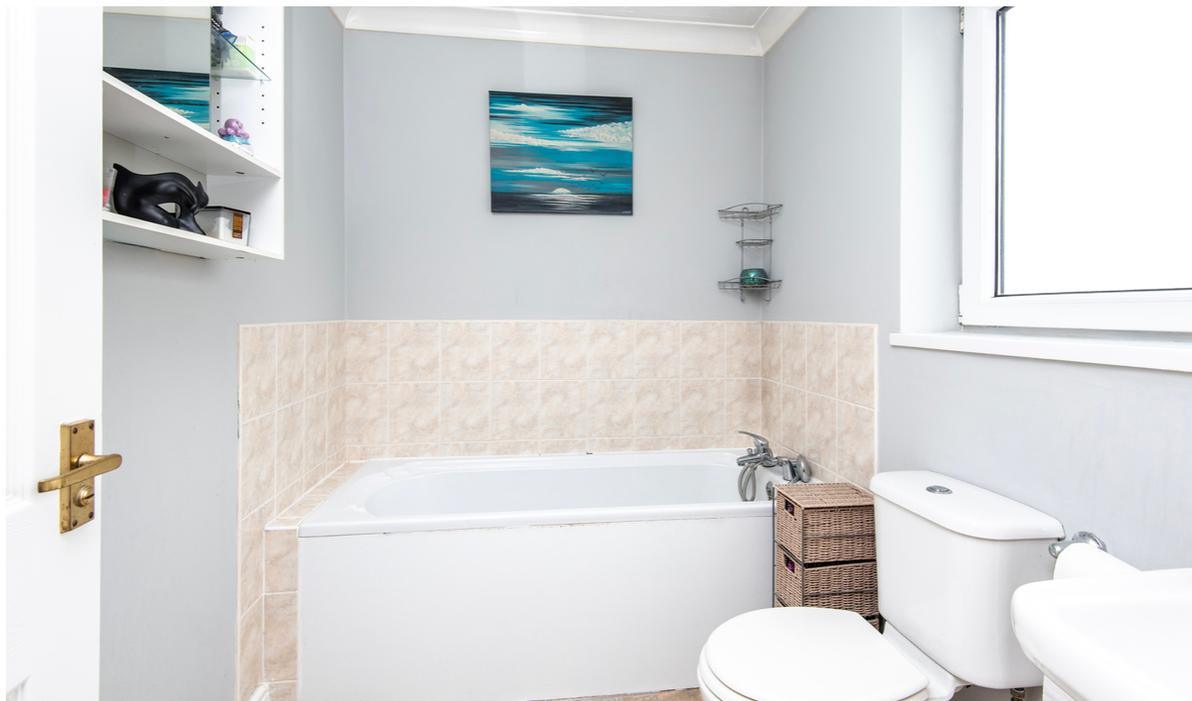
Benefitting from an approximate southerly facing aspect, with raised decked seating area leading to the remainder which is predominantly laid to lawn. The garden is enclosed by a mixture of wall and fencing and served by an outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

23022026/29308706/SPI



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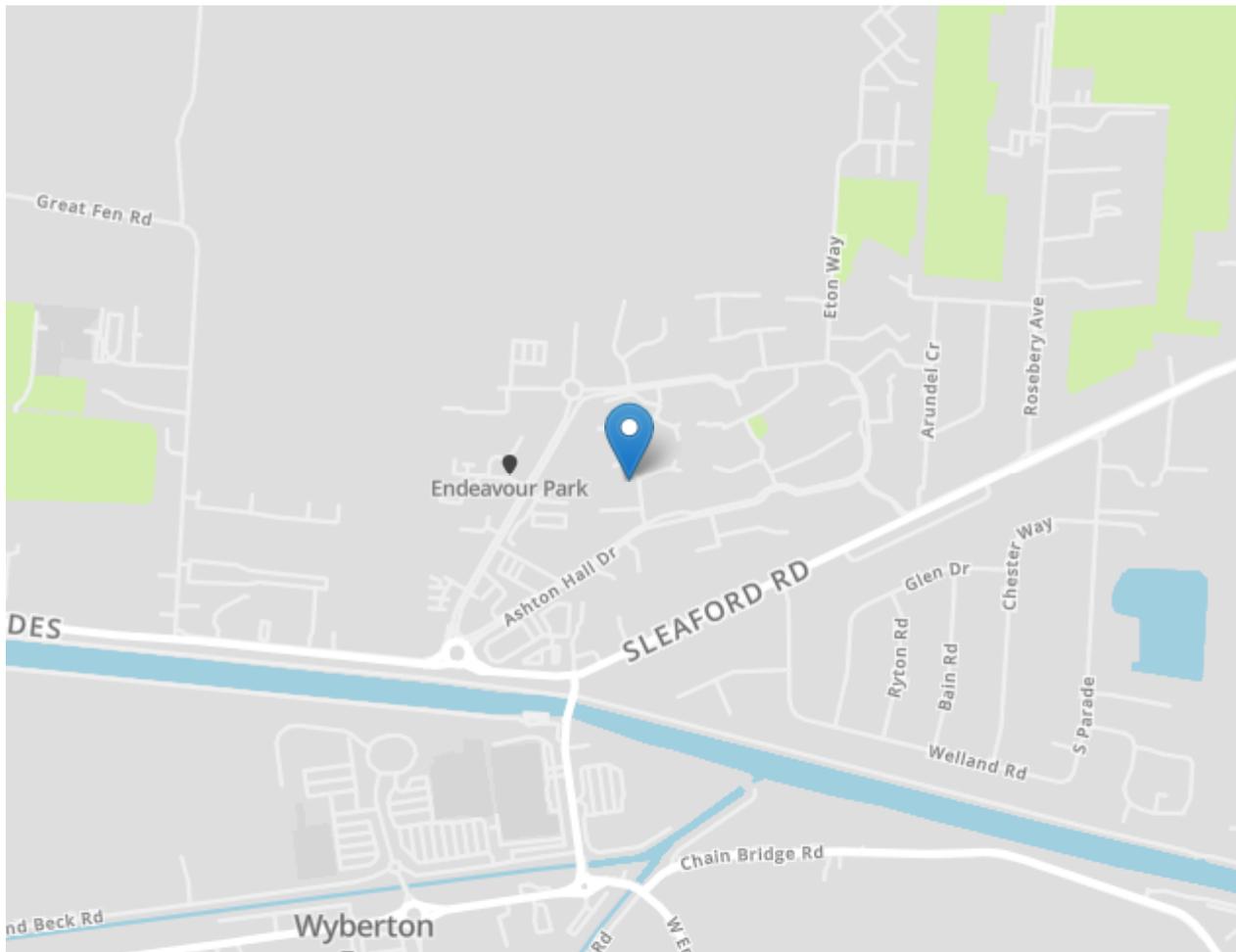
AGENT'S NOTES

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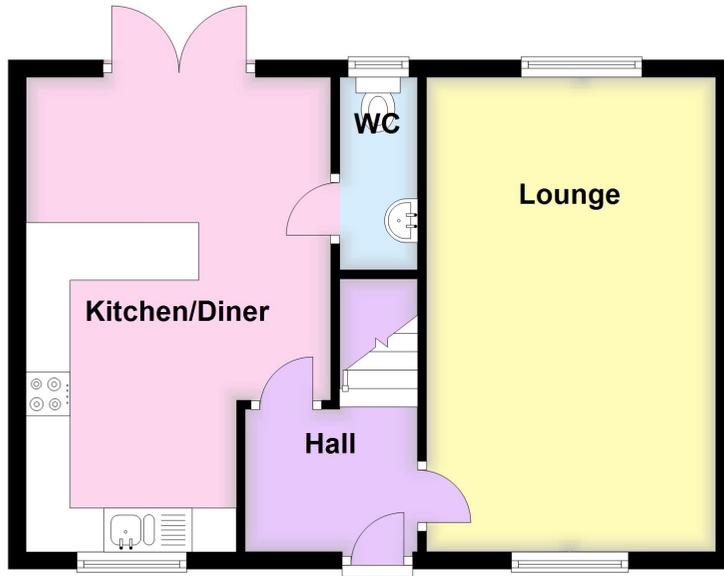
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 84.8 sq. metres (913.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	