



**£127,500**

50 Fydell Street, Boston, Lincolnshire PE21 8LF

**SHARMAN BURGESS**



**50 Fydell Street, Boston, Lincolnshire  
PE21 8LF  
£127,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, wall mounted electric fuse box, staircase rising to the first floor.

**DINING ROOM**

13' 0" (maximum) x 12' 5" (maximum) (3.96m x 3.78m)

With wood effect laminate flooring, window to rear aspect, two radiators, coved cornice, ceiling light point, under stairs storage cupboard with wall mounted coat hooks and shelving within, open plan archway through to the: -

A well presented three bedroomed semi detached property with fantastic gardens extending to the rear. Accommodation comprises an entrance hall, lounge, dining room and kitchen, three bedrooms to the first floor and a family bathroom. The property benefits from gas central heating and an undoubted feature is the generous sized garden extending to the rear, providing great outdoor space. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





### LOUNGE

15' 0" (maximum taken into bay window) x 12' 8" (maximum including chimney breast) (4.57m x 3.86m)

Having a continuation of the wood effect laminate floor from the dining room, two radiators, coved cornice, ceiling light point, TV aerial point, ornamental fireplace with fitted inset and hearth and display surround.

### KITCHEN

14' 4" (maximum) x 8' 3" (maximum) (4.37m x 2.51m)

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 wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for cooker with stainless steel splashback and illuminated stainless steel fume extractor above, wall mounted Ideal Logic Plus gas central heating boiler, ceiling light point, radiator, window to side aspect, partially obscure glazed door to garden.

### FIRST FLOOR LANDING

With coved cornice, two ceiling light points, built-in over stairs storage cupboard with hanging rail within.

### BEDROOM ONE

16' 3" (maximum including chimney breast) x 12' 6" (4.95m x 3.81m)

Having two windows to front aspect, wood effect laminate flooring, ornamental fireplace, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM TWO

12' 5" x 10' 6" (including chimney breast) (3.78m x 3.20m)

Having wood effect laminate flooring, window to rear aspect, radiator, coved cornice, ceiling light point.

### BEDROOM THREE/OFFICE

8' 3" (maximum) x 5' 9" (maximum) (2.51m x 1.75m)

Having window to rear aspect, radiator, ceiling light point

### FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, bath with tap and shower attachment, pedestal wash hand basin. Tiled splashbacks, obscure glazed window, extractor fan, ceiling recessed lighting, radiator.

### EXTERIOR

To the front, the property has a small low maintenance front garden, with wrought iron railing to the front boundary. Side gated access leads to the rear garden which initially comprises a hardstanding area providing seating space. To the rear of the property are two adjoining stores. A low level fence leads to the remainder of the garden which is predominantly laid to lawn and interspersed with a variety of trees, with barked flower and shrub borders. The garden is enclosed by fencing and served by an outside tap and lighting and houses a small fish pond..

### GARDEN STORE

10' 1" x 6' 3" (3.07m x 1.91m)

With quarry tiled floor, window to side aspect, served by power and lighting.

### SERVICES

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

### REFERENCE

07022024/26943569/OLI





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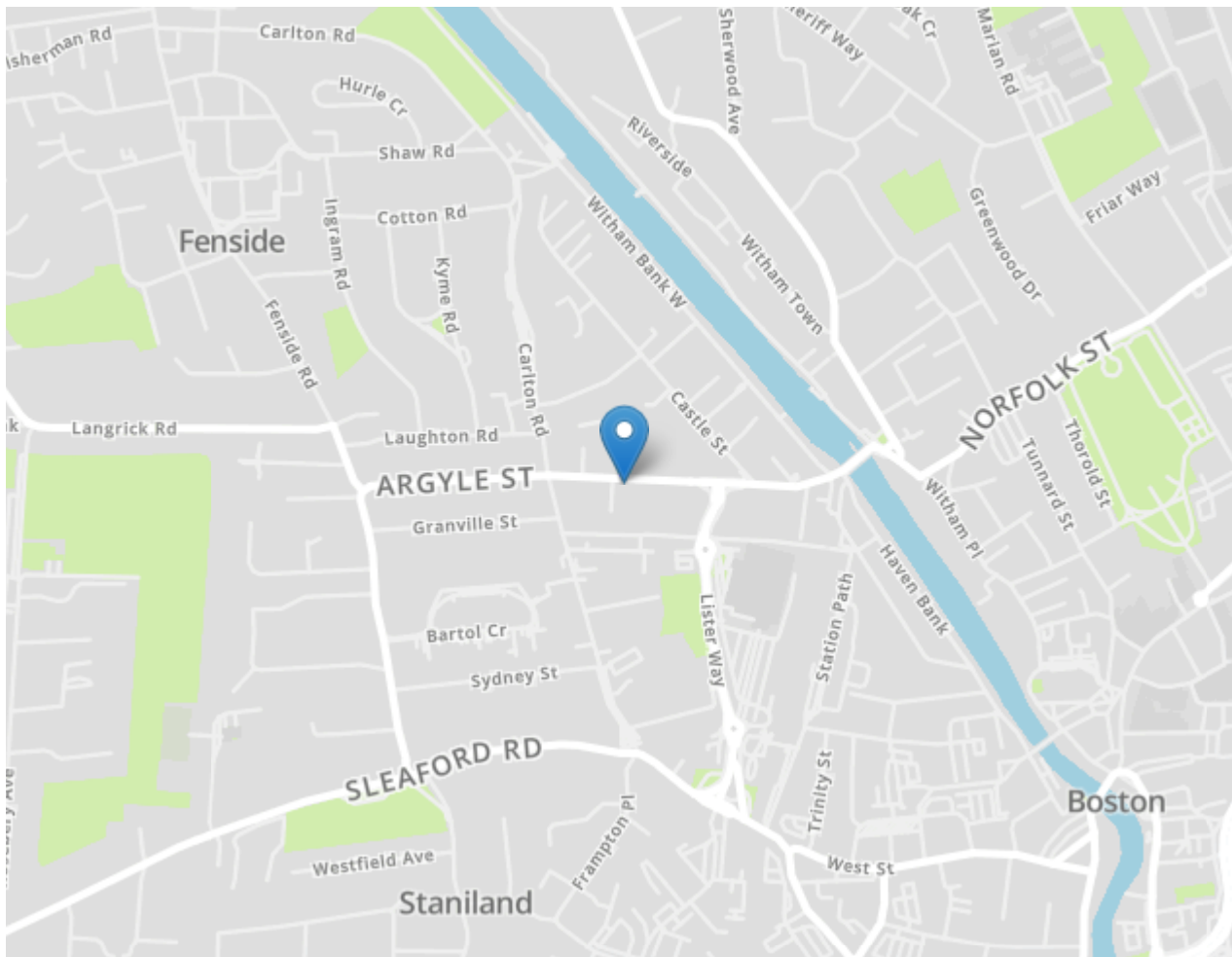
## AGENT'S NOTES

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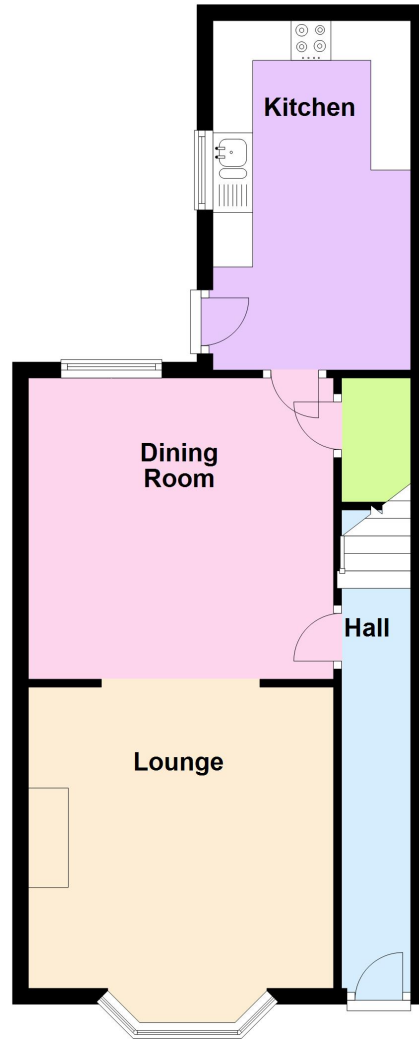
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



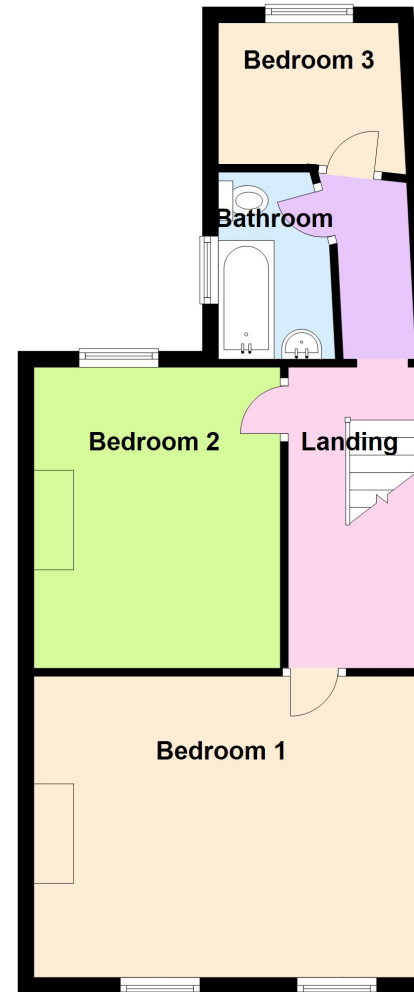
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 48.3 sq. metres (519.4 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 95.5 sq. metres (1027.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	