



**£119,950**

44 Argyle Street, Boston, Lincolnshire PE21 8PH

**SHARMAN BURGESS**



**44 Argyle Street, Boston, Lincolnshire**  
**PE21 8PH**  
**£119,950 Freehold**

**ACCOMMODATION**

**LOUNGE**

12' 0" (maximum into bay window) x 11' 9" (3.66m x 3.58m)  
Having uPVC front entrance door, double glazed bay window to front elevation, ornamental brick fireplace with tiled hearth, wood laminate flooring, door to: -

**DINING ROOM**

13' 11" (maximum including stair recess) x 11' 10" (4.24m x 3.61m)  
Having wood laminate flooring, radiator, double glazed window to rear elevation, coved cornice, staircase rising to first floor, under stairs storage cupboard, door to: -



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### REFITTED KITCHEN

12' 3" x 5' 7" (3.73m x 1.70m)

Having been refitted with a range of wall and base level storage units, areas of work surface, inset stainless steel single bowl sink and drainer with mixer tap, partly tiled walls, integrated oven and electric hob with stainless steel extractor above, space for automatic washing machine, wall mounted central heating boiler refitted in 2025, tiled floor, coved cornice, ceiling recessed spotlights, double glazed window to side elevation, uPVC side entrance door, further door to: -

### UTILITY AREA

Having space for fridge freezer, tiled floor, door to: -

### REFITTED GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, low level WC, wash hand basin inset to vanity unit, tiled floor, fully tiled walls, extractor fan, ceiling recessed spotlight, radiator, coved cornice.

### FIRST FLOOR LANDING

Having stairs rising from dining room, doors to bedrooms one and two.

### BEDROOM ONE

10' 0" x 12' 0" (3.05m x 3.66m)

Having double glazed window to front elevation, radiator, coved cornice.



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### BEDROOM TWO

10' 8" x 12' 0" (3.25m x 3.66m)

Having double glazed window to rear elevation, over stairs storage area, coved cornice, radiator, door to: -

### BEDROOM THREE

11' 11" (maximum) x 5' 10" (maximum) (3.63m x 1.78m)

Having double glazed window to rear elevation, wardrobe recess, radiator, coved cornice.

### EXTERIOR

To the front, the property benefits from a paved patio garden enclosed by fencing and brick wall, with wrought iron hand gate access.

### REAR GARDEN

Initially laid to a courtyard area, enclosed by fencing and brick wall, with gated access leading to the remainder of the garden which is enclosed by timber fencing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

190632025/29208327/BAR





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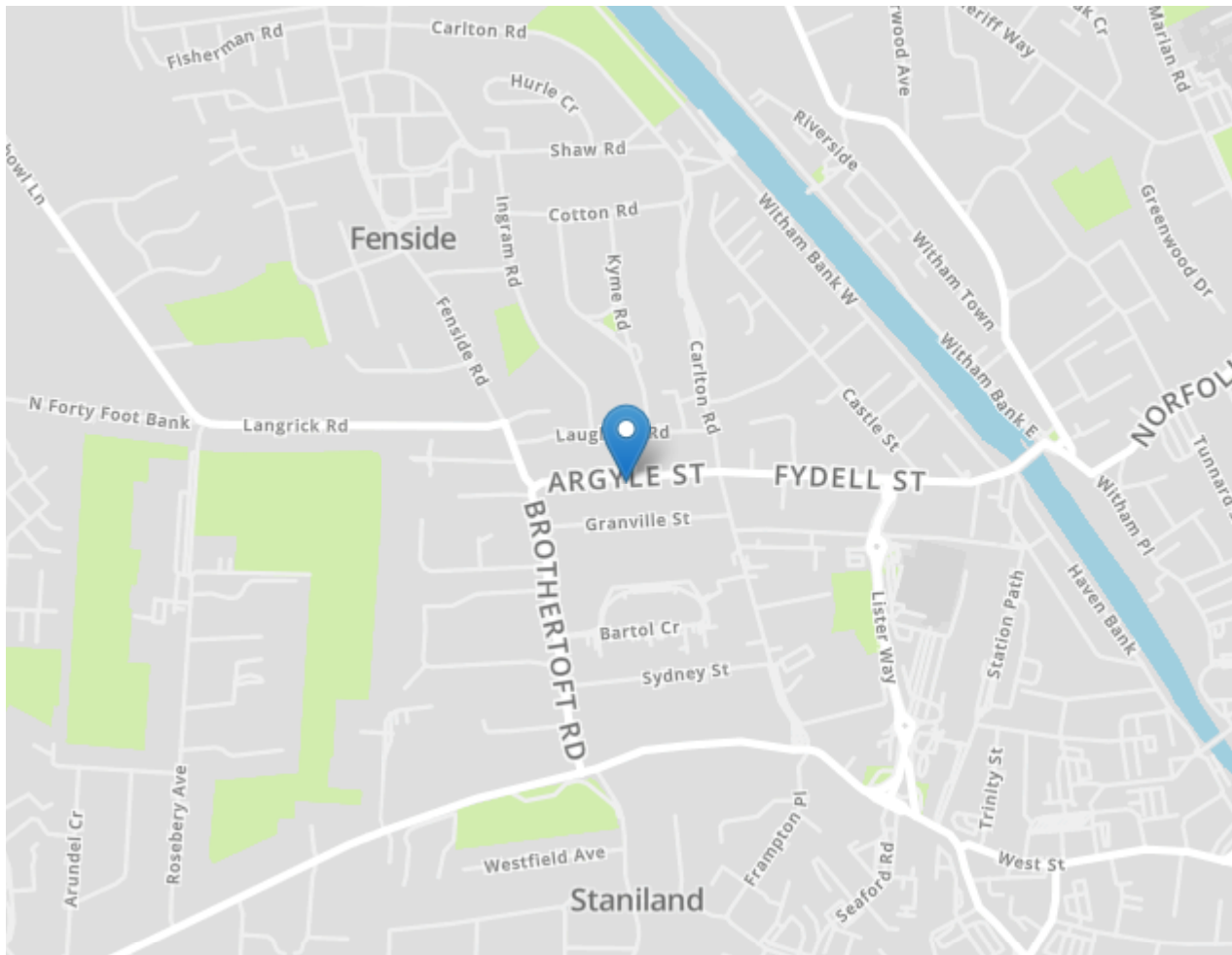
## AGENT'S NOTES

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. 38.8 sq. metres (418.2 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC