



£329,500

72 Ashton Hall Drive, Boston, Lincolnshire PE21 7TG

SHARMAN BURGESS

**72 Ashton Hall Drive, Boston, Lincolnshire
PE21 7TG
£329,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed windows to either side, staircase leading off, radiator, coved cornice, ceiling light point, wall mounted digital central heating timer, Karndean flooring, under stairs storage cupboard.

LOUNGE

19' 6" (maximum) x 12' 0" (maximum including chimney breast) (5.94m x 3.66m)

Having French doors leading to the rear garden with windows to either side, further dual aspect windows, two radiators, coved cornice, two ceiling light points, TV aerial point, feature fitted log burner with display mantle above.

An impressive large detached property situated in a highly desirable location with detached double garage to the rear and a large cabin/home office within the garden. Accommodation comprises an entrance hall, lounge with log burner, dining room, breakfast kitchen, utility room and a ground floor cloakroom. To the first floor are four bedrooms arranged off a landing with en-suite to bedroom one and a further four piece family bathroom. Further benefits include generous sized front and rear gardens, gas central heating, owned solar panels which are to be transferred to the new owners providing lower cost electricity.



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DINING ROOM

12' 8" x 12' 4" (3.86m x 3.76m)

Having dual aspect windows, Karndean flooring, radiator, coved cornice, ceiling light point.

BREAKFAST KITCHEN

11' 9" (maximum) x 10' 2" (maximum) (3.58m x 3.10m)

Having a modern fitted kitchen comprising counter tops including breakfast bar, inset ceramic one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated fridge and freezer, Professional Plus Rangemaster cooker with double oven and grill, induction hob, glass splashback and illuminated fume extractor above; Karndean flooring, dual aspect windows, coved cornice, ceiling recessed lighting.

UTILITY ROOM

6' 7" x 9' 5" (2.01m x 2.87m)

Having roll edge work surface with matching upstand, stainless steel circular sink and drainer with mixer tap, base level storage units and matching eye level wall units, plumbing for automatic washing machine, space for tumble dryer, radiator, Karndean flooring, coved cornice, ceiling light point, obscure glazed entrance door, wall mounted Worcester gas central heating boiler, wall mounted electric fuse box.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, tiled floor, radiator, obscure glazed window, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having two ceiling light points, coved cornice, access to roof space, window to front aspect, radiator, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

12' 8" (maximum) x 12' 4" (maximum) (3.86m x 3.76m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted multi jet shower and tiling within and fitted screen, extended tiled splashbacks, obscure glazed window, extractor fan, coved cornice, ceiling recessed lighting, heated towel rail.

BEDROOM TWO

12' 8" (maximum) x 9' 6" (maximum) (3.86m x 2.90m)

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

BEDROOM THREE

12' 7" (maximum) x 9' 6" (maximum) (3.84m x 2.90m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.





BEDROOM FOUR

10' 3" (with reduced head height) x 9' 8" (measurement taken to built-in wardrobes) (3.12m x 2.95m)

Having window to side aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall providing fantastic storage space with hanging rails, drawers and shelving within.

FAMILY BATHROOM

8' 5" x 6' 8" (2.57m x 2.03m)

Being fitted with a push button WC, pedestal wash hand basin with mixer tap, Jacuzzi bath with mixer tap, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, extended tiled splashbacks, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.

EXTERIOR

To the front, the property benefits from a good sized front garden with wrought iron railings to the front boundary. Paved access with large slate borders to either side makes an impressive entrance leading to the front entrance door.

The driveway and vehicular access are located to the rear of the property and comprise a good sized gravelled driveway providing ample off road parking as well as access to the: -

DOUBLE GARAGE

17' 4" (maximum) x 17' 4" (maximum) (5.28m x 5.28m)

Having two electric up and over doors, power and light, obscure glazed personnel door leading to the rear garden.



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REAR GARDEN

The approximate south facing rear garden is well presented and initially comprises a good sized paved patio seating area providing ample entertaining space. There are primarily two large lawned sections leading to a raised decked seating area providing further entertaining space and giving access to the:-

CABIN

16' 8" (maximum internal measurement) x 13' 4" (maximum internal measurement) (5.08m x 4.06m)

Providing scope and space for a variety of uses for including craft/potential office as it is served by both power and lighting. Having doors leading out onto the garden, windows to side aspect.

The rear garden is fully enclosed by a mixture of wall and fencing and is served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. There are owned solar panels to the property sited on the roof which will be transferred to the new owner together with the feeding tariff.

REFERENCE

17042024/26937657/CHA



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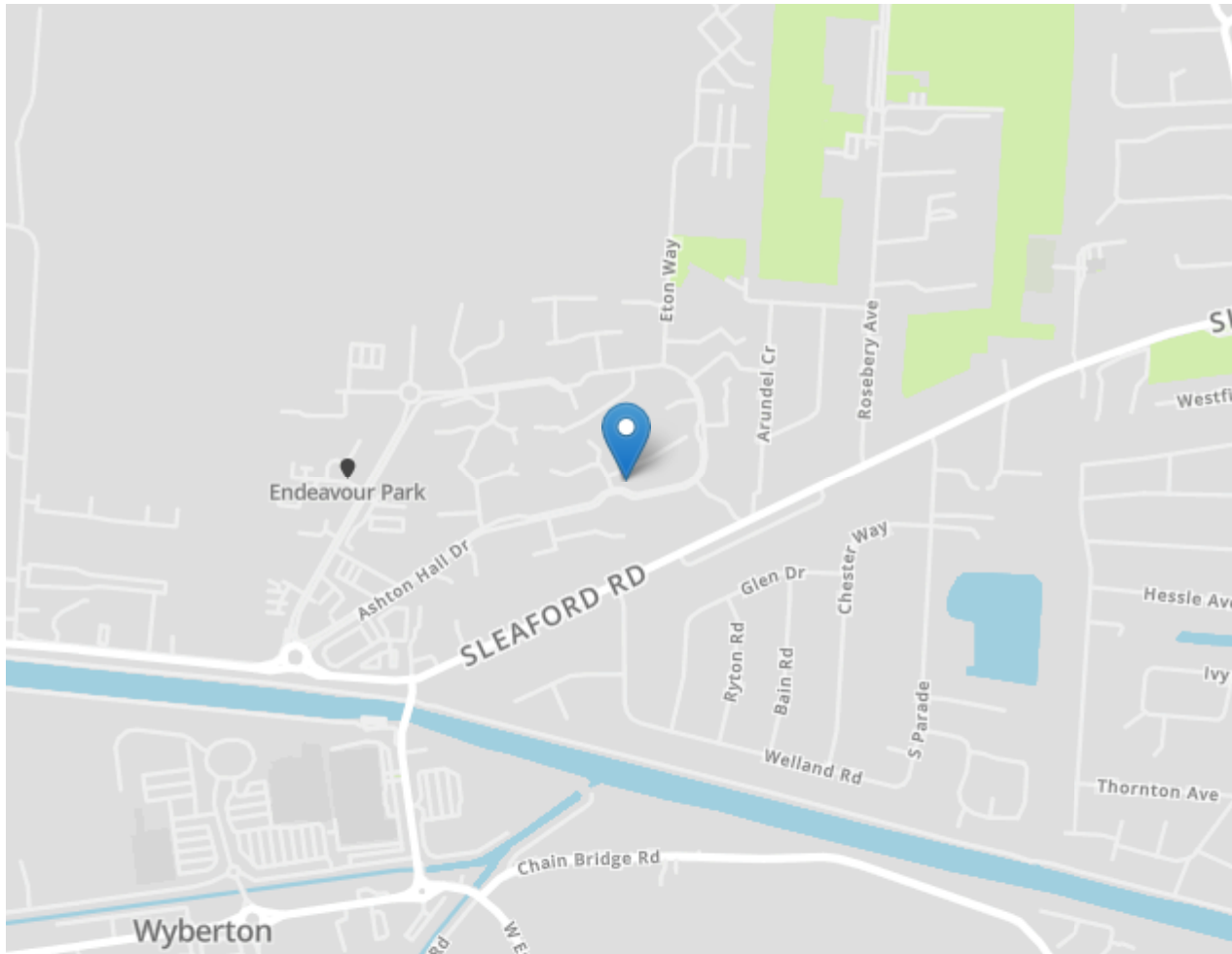
AGENT'S NOTES

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. 68.8 sq. metres (741.0 sq. feet)



First Floor

Approx. 71.7 sq. metres (772.1 sq. feet)



Total area: approx. 140.6 sq. metres (1513.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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	