



SHARMAN
BURGESS
FOR SALE
01205 361161

£279,950

28 Saundergate Lane, Boston, Lincolnshire PE21 7BZ

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PE21 7BZ
£279,950 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door with obscure glazed windows to either side, wall mounted lighting, further glazed door through to: -

ENTRANCE HALL

With staircase rising to first floor landing, under stairs storage cupboard, radiator, wood effect laminate flooring, central heating thermostat.

LOUNGE DINER

27' 1" (maximum measurements) x 12' 4" (maximum measurements) (8.26m x 3.76m)

Having windows to front aspect, sliding patio doors leading to the rear garden, two radiators, coved cornice, ceiling mounted lighting, TV aerial point, living flame coal effect gas fireplace with fitted hearth, inset and display surround.

A detached property with grounds approaching 0.25 Acres (s.t.s) having been extended to the rear. Accommodation comprises an entrance porch, entrance hall, spacious lounge diner, kitchen, inner hall, garden room with sliding door leading to the extensive gardens, ground floor shower room and utility room. To the first floor are three bedrooms and a modern family bathroom. Further benefits include gas central heating, uPVC double glazing, garaging and storage and a double width driveway providing ample off road parking.



SHARMAN BURGESS



KITCHEN

11' 4" (maximum measurement) x 8' 4" (maximum measurement) (3.45m x 2.54m)

Having counter tops, one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and wall units, integrated dishwasher, space for oven, housing for microwave, concealed wall mounted central heating boiler, tiled flooring, ceiling light point, window to rear aspect.

INNER HALLWAY

Having obscure glazed rear entrance door, walk-in pantry, radiator, window to side aspect, ceiling light point, wall mounted coat hooks.

GROUND FLOOR SHOWER ROOM

Having wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, shower area with wall mounted electric shower, tiled flooring, tiled walls, extractor fan, ceiling mounted lighting, heated towel rail.

GARDEN ROOM

12' 9" (maximum measurement) x 11' 10" (maximum measurement) (3.89m x 3.61m)

Having sliding patio doors to rear aspect, window to side aspect, coved cornice, ceiling light points, radiator, wall mounted lighting.

UTILITY ROOM

8' 8" x 7' 9" (2.64m x 2.36m)

Having roll edge work surfaces, base level storage units, wall units, plumbing for automatic washing machine, space for condensing tumble dryer, ceiling light point.

FIRST FLOOR LANDING

Having window to side aspect, coved cornice, access to roof space.

BEDROOM ONE

14' 2" (maximum measurement) x 11' 9" (maximum measurement) (4.32m x 3.58m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 7" (maximum measurement) x 11' 0" (maximum measurement) (3.84m x 3.35m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, airing cupboard housing the hot water tank and slatted linen shelving within.

BEDROOM THREE

7' 9" x 7' 1" (maximum measurement) (2.36m x 2.16m)

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

FAMILY BATHROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment, tiled flooring, extended tiled splashbacks, coved cornice, ceiling light point, obscure glazed window to rear aspect, heated towel rail.

EXTERIOR

To the front, the property is approached over a double width driveway which provides off road parking and vehicular access to garaging. There is a large lawned front garden.

To the rear, the property benefits from a large rear garden which initially comprises a block paved seating area with low level wall and raised planters leading to the remainder of the garden which is predominantly laid to lawn and enclosed by fencing. Within the garden is a timber summerhouse which is served by lighting.

GARAGE AREA ONE

9' 2" (maximum measurement) x 16' 7" (maximum measurement) (2.79m x 5.05m)

Having up and over door, served by power and lighting, wall mounted electric fuse box, gas meter.

GARAGE AREA TWO

8' 2" (maximum measurement) x 7' 3" (maximum measurement) (2.49m x 2.21m)

Of reduced size due to modifications to the property. Having up and over door, light point, providing additional storage space.

SERVICES

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

REFERENCE

26819317/05012024/MCG



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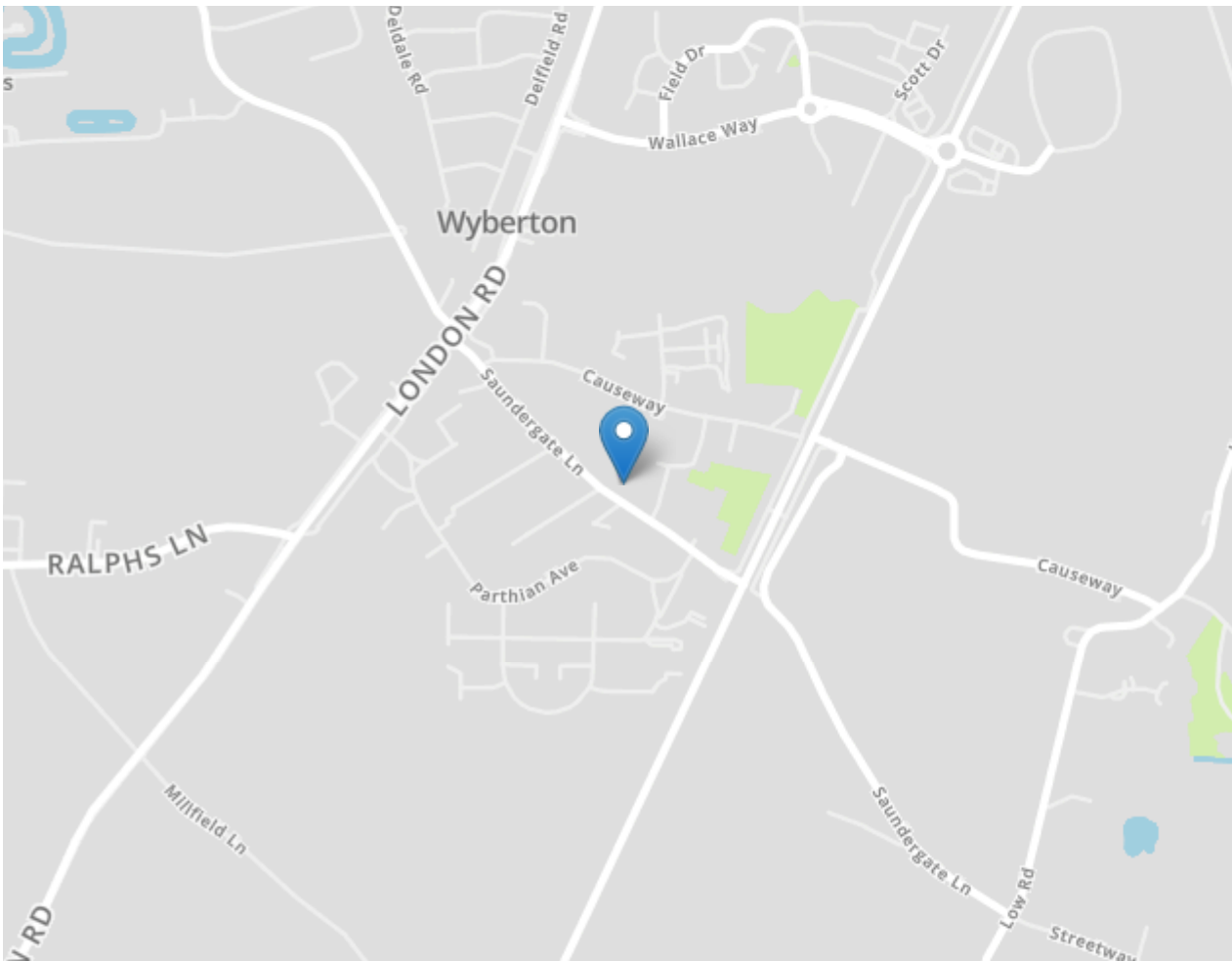
AGENT'S NOTES

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.

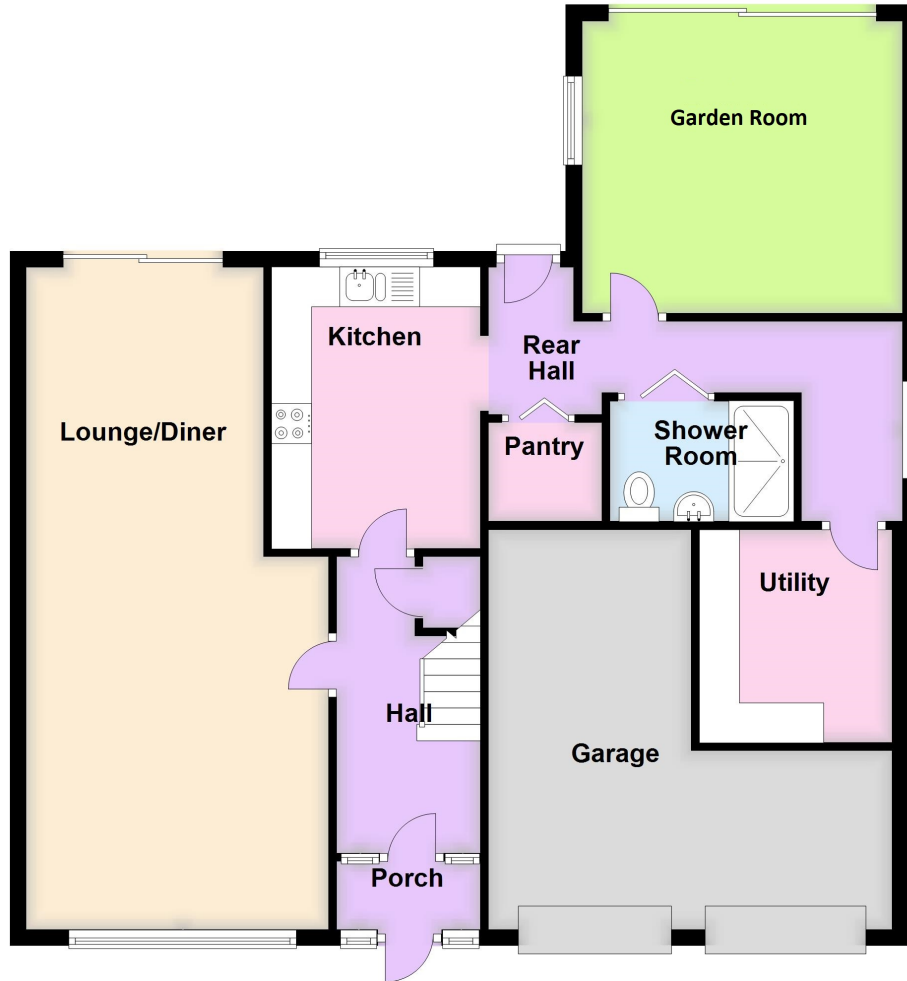
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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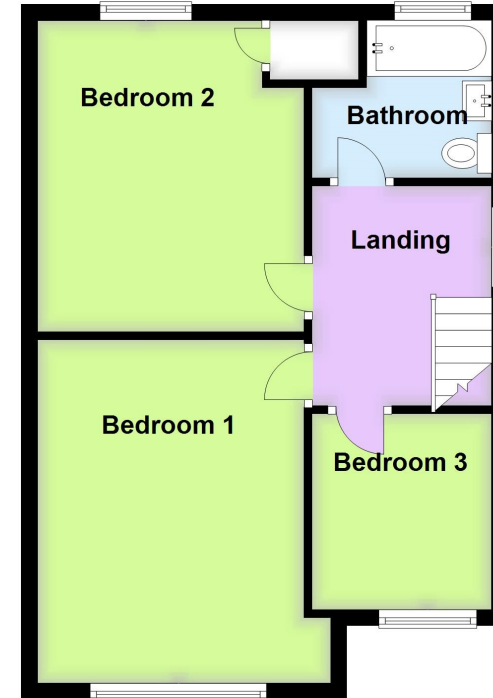
Ground Floor

Approx. 102.7 sq. metres (1104.9 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 148.0 sq. metres (1592.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	