



£169,950

176 Woad Farm Road, Boston, Lincolnshire PE21 0EX

SHARMAN BURGESS

**176 Woad Farm Road, Boston, Lincolnshire
PE21 0EX
£169,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, staircase leading off, wall mounted central heating thermostat, ceiling light point, radiator.

GROUND FLOOR BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

Being fitted with a modern well appointed suite comprising panelled bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and storage beneath, push button WC, radiator, two obscure glazed windows, ceiling recessed lighting, extractor fan, fully tiled walls and floor.

An impressive semi-detached property having been extended to the rear, benefitting from a block paved driveway and gardens to the side and rear. Accommodation comprises an entrance hall, lounge, kitchen, sun room across the rear of the property, modern well appointed ground floor bathroom and three bedrooms to the first floor. The property benefits from gas central heating and is offered for sale with NO ONWARD CHAIN.



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LOUNGE

16' 4" (maximum) x 11' 4" (maximum) (4.98m x 3.45m)
 With bow window to front aspect, wood effect laminate flooring, radiator, coved cornice, wall mounted lighting, ornamental fireplace with fitted inset and hearth and display surround, TV aerial point, wiring for satellite TV.

KITCHEN

12' 5" (maximum) x 10' 7" (maximum) (3.78m x 3.23m)
 Comprising roll edge work surfaces with tiled splashbacks, inset circular stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with corner display shelving, plumbing for automatic washing machine, plumbing for dishwasher, integrated electric oven, five ring gas hob with wall mounted fume extractor above, space for fridge freezer, ceiling recessed lighting, radiator, obscure glazed entrance door, window to side aspect.

SUN ROOM

21' 9" x 7' 5" (6.63m x 2.26m)
 Having window to rear aspect, French doors leading to rear garden, further side entrance door, radiator, ceiling recessed lighting, vent for tumble dryer.

FIRST FLOOR LANDING

Having window to rear aspect, ceiling light point, access to roof space.

BEDROOM ONE

16' 5" (maximum) x 9' 5" (maximum) (5.00m x 2.87m)
 Having dual aspect windows, radiator, ceiling light point, built-in wardrobe housing the Viessmann gas central heating boiler.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 7" (maximum) x 10' 8" (maximum) (3.84m x 3.25m)

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

BEDROOM THREE

8' 8" (maximum) x 7' 8" (maximum) (2.64m x 2.34m)

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

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking. There is low level fencing to the front boundary. Gated access leads to the side and rear of the property. The side garden provides further hardstanding and is served by an outside tap and lighting. The rear garden is laid to a mixture of lawn and gravelled areas with flower and shrub borders. The garden houses a timber shed and is fully enclosed by fencing.

SERVICES

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

REFERENCE

12082024/28074525/SAN



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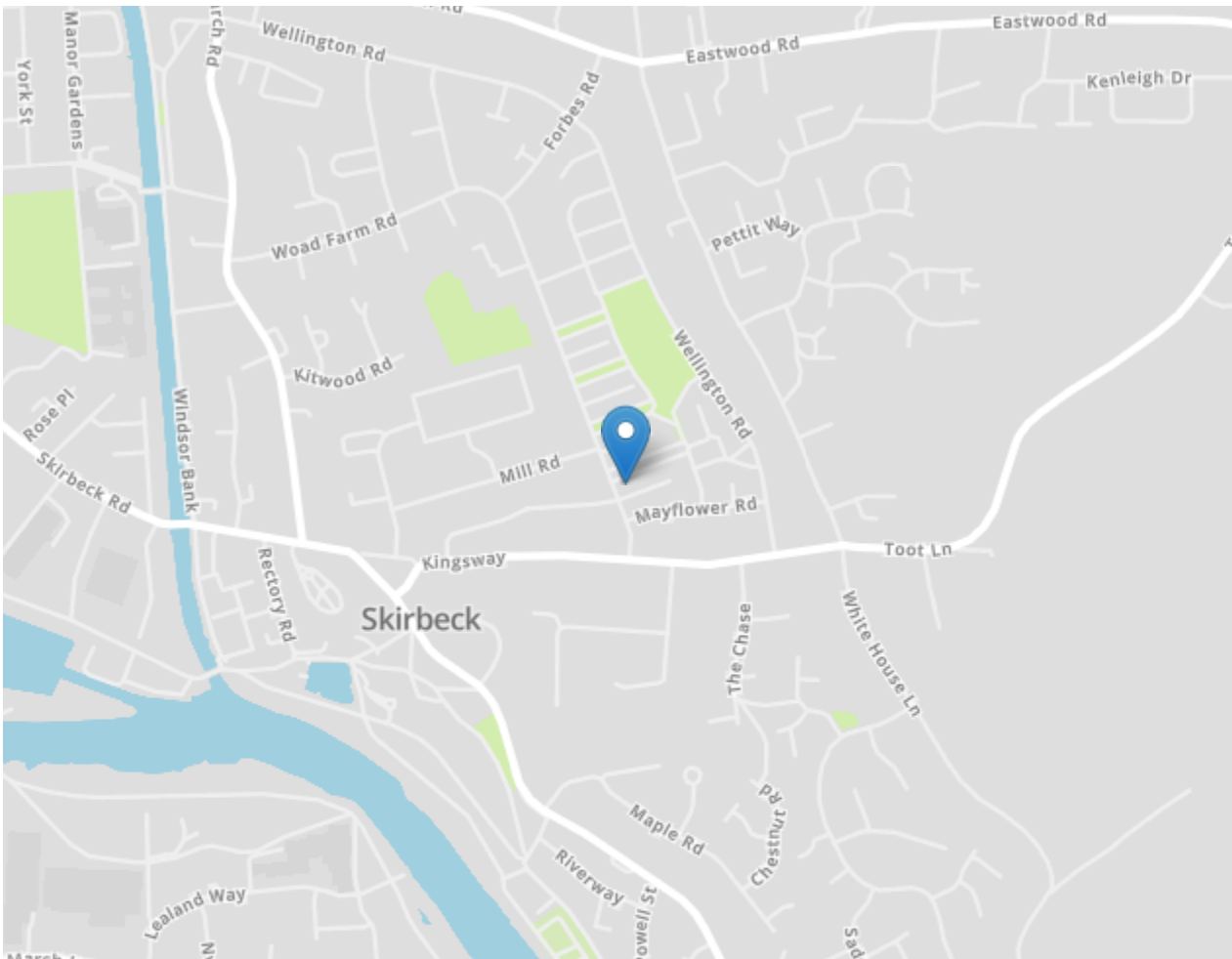
AGENT'S NOTES

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.

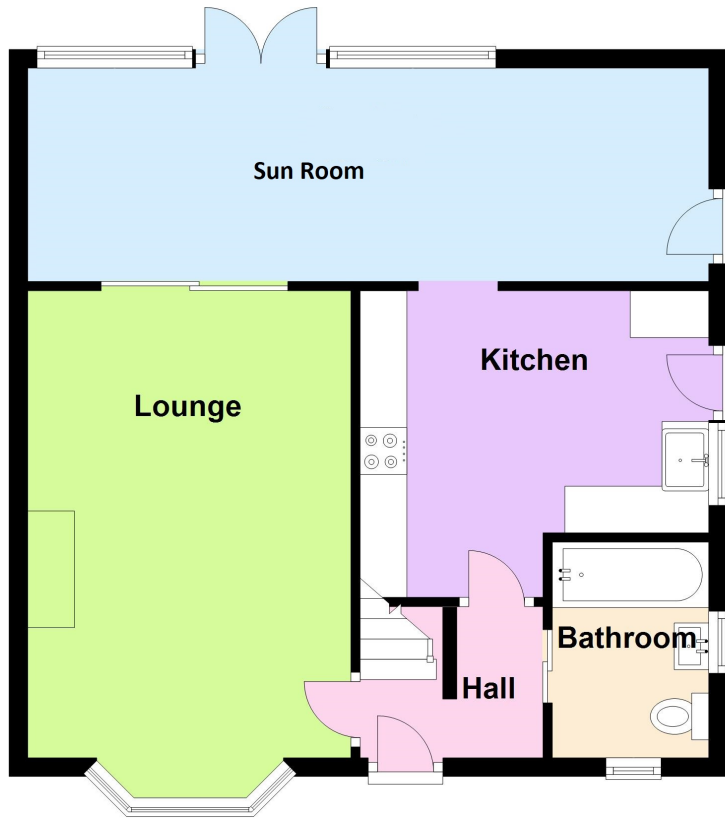
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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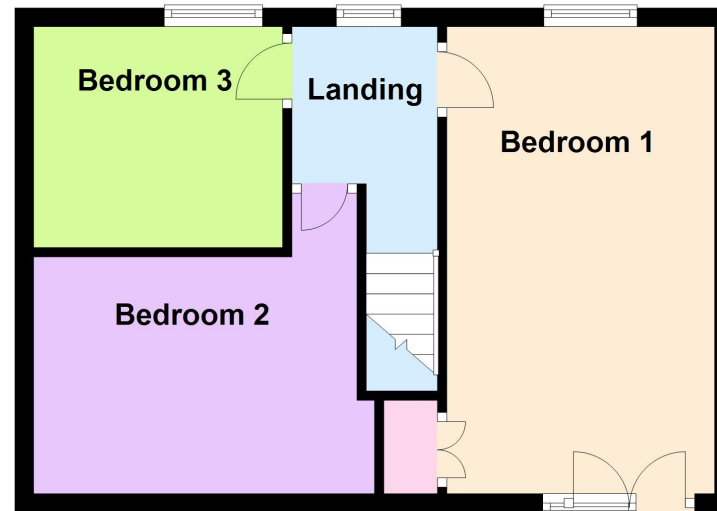
Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.2 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	67	80
(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	