



£129,950

34 Blacksmiths Grove, Fishtoft, Boston, Lincolnshire PE21 0BF

SHARMAN BURGESS



A well presented two bedroomed mid terraced property being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, kitchen, lounge diner, ground floor cloakroom, two bedrooms to the first floor and a family bathroom. Further benefits include allocated parking, enclosed garden to the rear and gas central heating.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling light point, wall mounted electric fuse box, central heating thermostat.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, WC, radiator, coved cornice, ceiling light point, extractor fan.

LOUNGE DINER

13' 10" (maximum) x 16' 4" (maximum) (4.22m x 4.98m)
Having window to rear elevation, French doors leading to the rear garden, radiator, coved cornice, two ceiling light points.

KITCHEN

9' 0" x 7' 4" (2.74m x 2.24m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, coved cornice, ceiling recessed lighting, window to front elevation, radiator.

FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point, built-in airing cupboard with slatted linen shelving and radiator within.

BEDROOM ONE

10' 7" (maximum) x 11' 11" (maximum) (3.23m x 3.63m)

Having two windows to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard with hanging rail within.

BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m)

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

FAMILY BATHROOM

6' 6" x 7' 1" (1.98m x 2.16m)

Having WC, pedestal wash hand basin, panelled bath, extended tiled splashbacks, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, radiator, obscure glazed window to rear elevation.

EXTERIOR

To the rear, the property has a low maintenance garden which is fully enclosed and houses a timber garden shed. The property also benefits from an allocated parking space.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

30092025/29572143/MER

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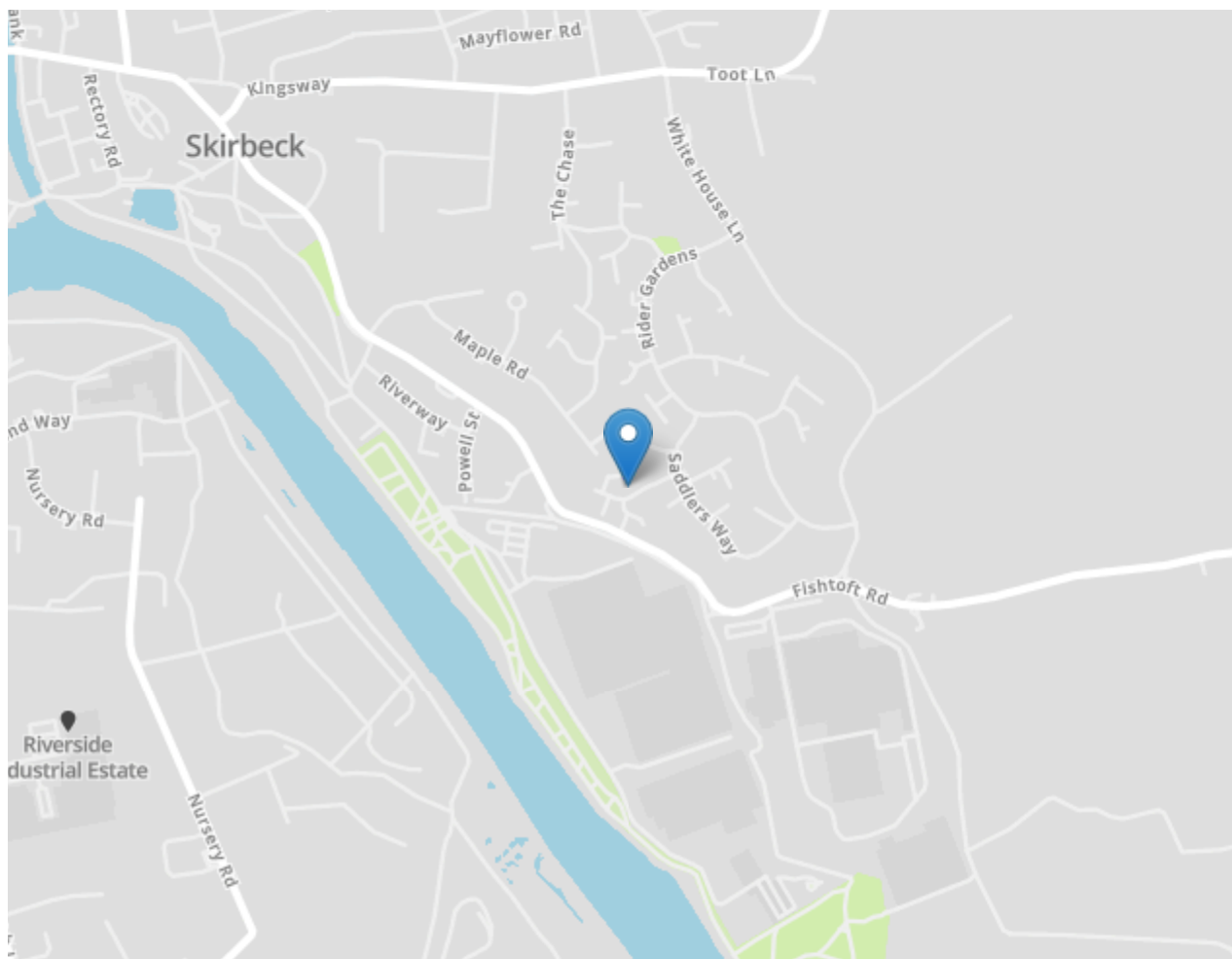
AGENT'S NOTES

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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