



**£215,000**

33 Park Lane, Freiston, Boston, Lincolnshire PE22 0NR

**SHARMAN BURGESS**

**33 Park Lane, Freiston, Boston, Lincolnshire  
PE22 0NR  
£215,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having composite entrance door, radiator, staircase leading off.

**GROUND FLOOR CLOAKROOM**

Having low level WC, wash hand basin, double glazed window to front elevation, radiator, ceiling light point.

A modern semi-detached property built circa 2022, with 10 Year NHBC Warranty (7 Years remaining), situated in the village of Freiston overlooking the local playing field. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen, lounge diner, three bedrooms, en-suite to bedroom one and a four piece family bathroom. Further benefits include allocated parking for two vehicles and an immaculately presented rear garden. IDEAL FIRST TIME BUY.



**SHARMAN BURGESS**



### **KITCHEN**

12' 9" x 6' 8" (3.89m x 2.03m)

Having a fitted modern kitchen comprising wall and base level storage units, drawer units, areas of work surface, stainless steel inset one and half bowl sink and drainer with mixer tap, integrated oven and electric hob with extractor hood above, space and plumbing for automatic washing machine, space for condensing tumble dryer, radiator, integrated fridge freezer, uPVC glazed side entrance door, ceiling light point.

### **LOUNGE DINER**

15' 10" x 14' 4" (4.83m x 4.37m)

Having double glazed window to side elevation, double glazed patio doors with matching side panel window to rear elevation, TV aerial point, telephone point, door to under stairs storage cupboard.

### **FIRST FLOOR LANDING**

Having radiator, access to roof space.

### **BEDROOM ONE**

11' 6" (maximum) x 10' 0" (3.51m x 3.05m)

Having double glazed window to rear elevation, radiator, TV aerial point, ceiling light point, door to: -

### **EN-SUITE SHOWER ROOM**

Having a modern suite comprising double shower cubicle set within a tiled recess with mains fed shower within, WC with concealed cistern, wash hand basin inset to vanity unit, wall mounted heated towel rail, extractor fan, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM TWO**

9' 11" (maximum) x 7' 8" (3.02m x 2.34m)

Having double glazed window to front elevation, radiator, ceiling light point, TV aerial point.

### **BEDROOM THREE**

6' 9" x 6' 11" (2.06m x 2.11m)

Having double glazed window to front elevation, radiator, ceiling light point, TV aerial point.

### **BATHROOM**

Being fitted with a four piece suite comprising panelled bath with mixer tap, WC with concealed cistern, wash hand basin inset to vanity unit, double shower cubicle set within tiled recess with mains fed shower within, ceiling recessed spotlights, extractor fan, double glazed window to side elevation, wall mounted heated towel rail.

### **EXTERIOR**

To the front of the property are two allocated spaces providing off road parking. A pathway leads to the front entrance door.

### **REAR GARDEN**

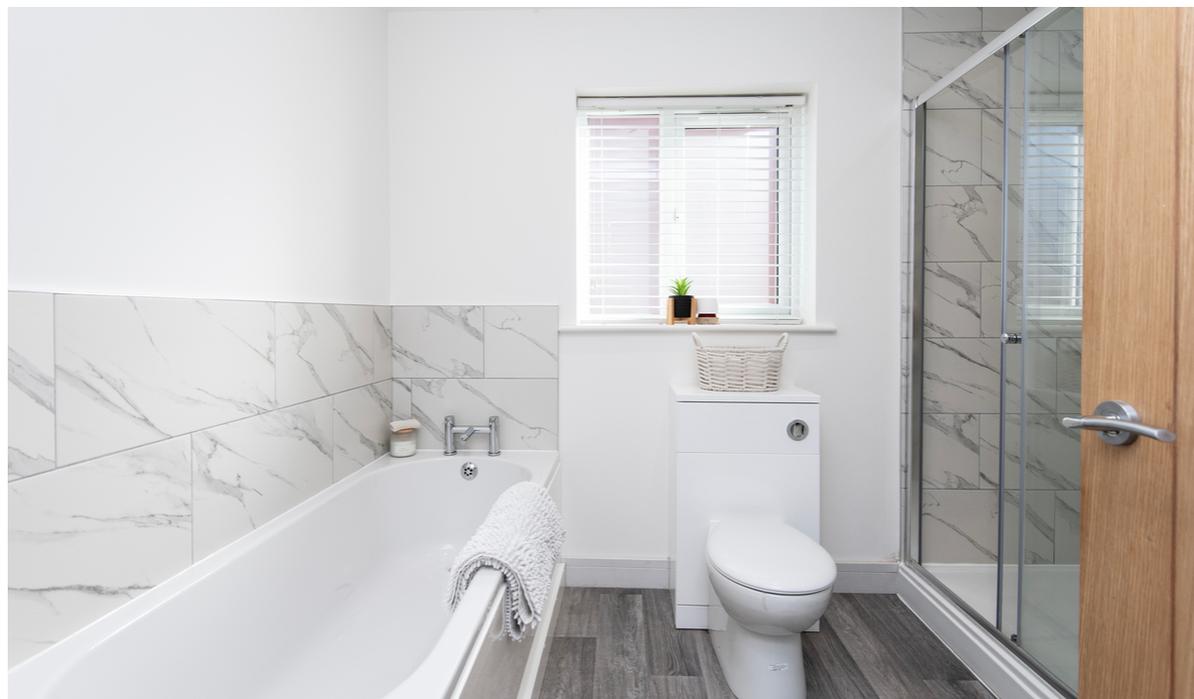
Being well maintained and laid to a raised patio seating area with raised planters housing a variety of plants and shrubs, leading to a shaped lawn with gravelled borders. The garden houses a timber garden shed and is enclosed by timber fencing.

### **SERVICES**

Mains water, electricity, gas and drainage are connected.

### **REFERENCE**

06032026/30086360/FOL



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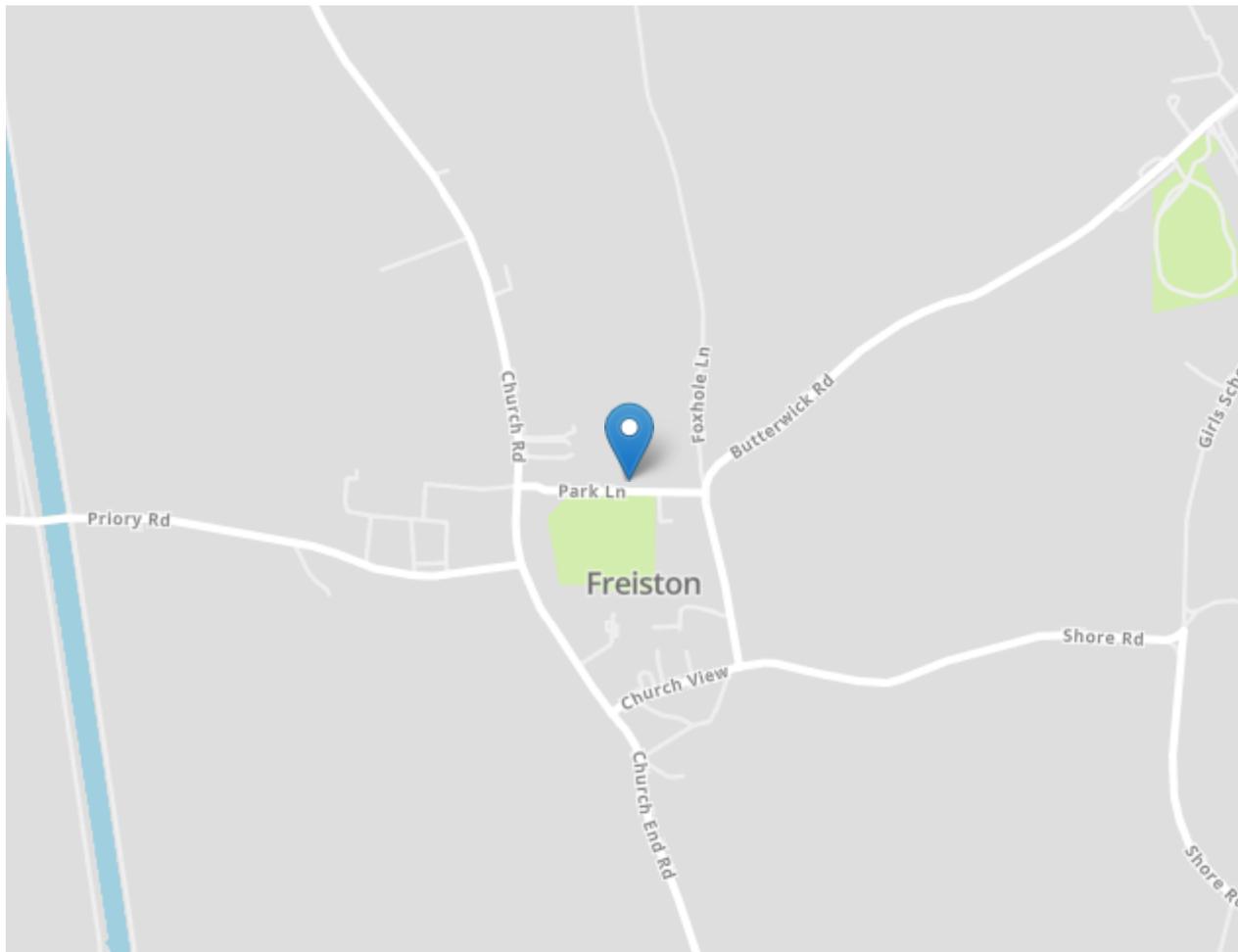
## AGENT'S NOTES

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.

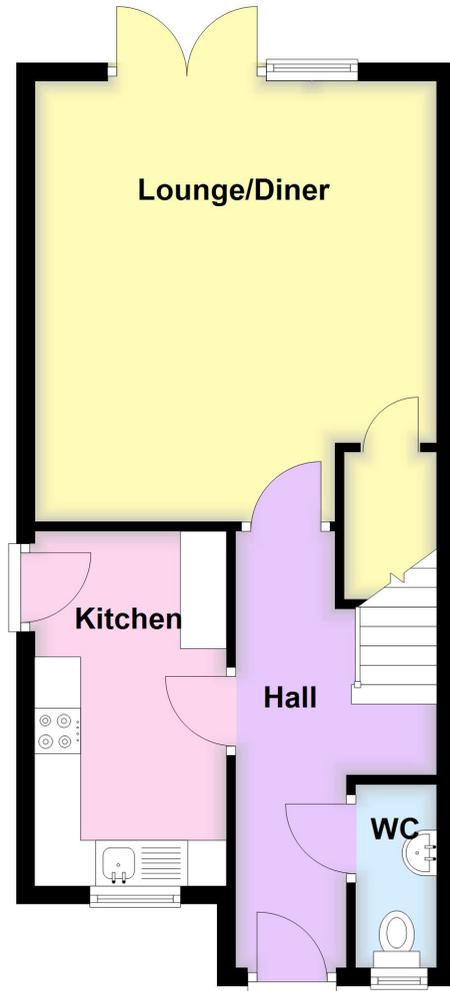
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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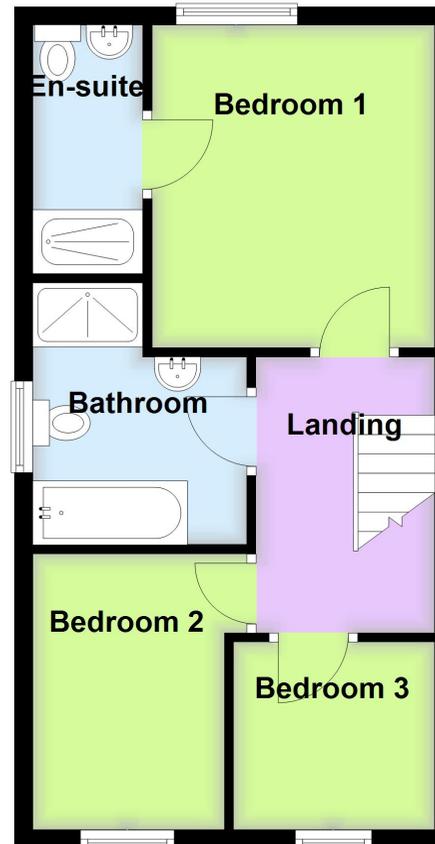
### Ground Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 78.7 sq. metres (847.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	