



£69,950

4 Toot Lane, Boston, Lincolnshire PE21 0PS

SHARMAN BURGESS





A Leasehold ground floor flat in need of full renovation and modernisation, yet providing great ground floor living accommodation comprising an entrance hall, lounge, kitchen, bathroom and two double bedrooms. The property benefits from front and rear gardens and is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed window to the side, radiator, two ceiling light points, cloak cupboard, airing cupboard with slatted linen shelving within and storage above.

WALK-IN STORE AREA

Having ceiling light point, window to rear elevation, two additional storage areas within, housing the electric fuse box.

KITCHEN

11' 10" (maximum) x 10' 2" (maximum) (3.61m x 3.10m)
Having counter top with stainless steel one and a half bowl sink and drainer, base level storage units, drawer units, wall mounted units, window to front elevation, ceiling light point, plumbing for automatic washing machine, gas central heating boiler.

LOUNGE

16' 9" (maximum including chimney breast) x 11' 11" (5.11m x 3.63m)
Having window to front elevation, obscure glazed door to front elevation, low level radiator, ceiling light point.

BEDROOM ONE

13' 4" (maximum) x 8' 8" (4.06m x 2.64m)
Having sliding patio doors to rear elevation, ceiling light point, low level radiator.

BEDROOM TWO

9' 6" (taken to built-in wardrobes) x 10' 3" (2.90m x 3.12m)
Having window to rear elevation, low level radiator, ceiling light point.

BATHROOM

Having WC, wash hand basin, bath, obscure glazed window, ceiling light point, radiator.

EXTERIOR

To the front, the property has a lawned front garden, with shared path and gated access leading to the side entrance door.

The rear garden comprises a paved patio seating area and is enclosed to the majority by a mixture of fencing and hedging, with a section of the garden being currently uncultivated.

AGENTS NOTE

The property is to be purchased on a Leasehold basis with Lincolnshire Housing Partnership being the Freeholder. The lease commenced on the 24th February 1981 for a period of 125 years. There is a ground rent of £10 per annum and the service charge comes in the form of costs incurred according LHP who subsequently bill under the terms of the tenancy/lease. The last bill was issued on 26th September 2024 for the sum of £61.62 for the year and includes £25.00 management charge, £0 for repairs and £36.62 for accountancy fees. Prospective purchasers should be aware that this amount varies year on year depending upon costs occurred by the Lincolnshire Housing Partnership.

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

17012025/28520478/HOL

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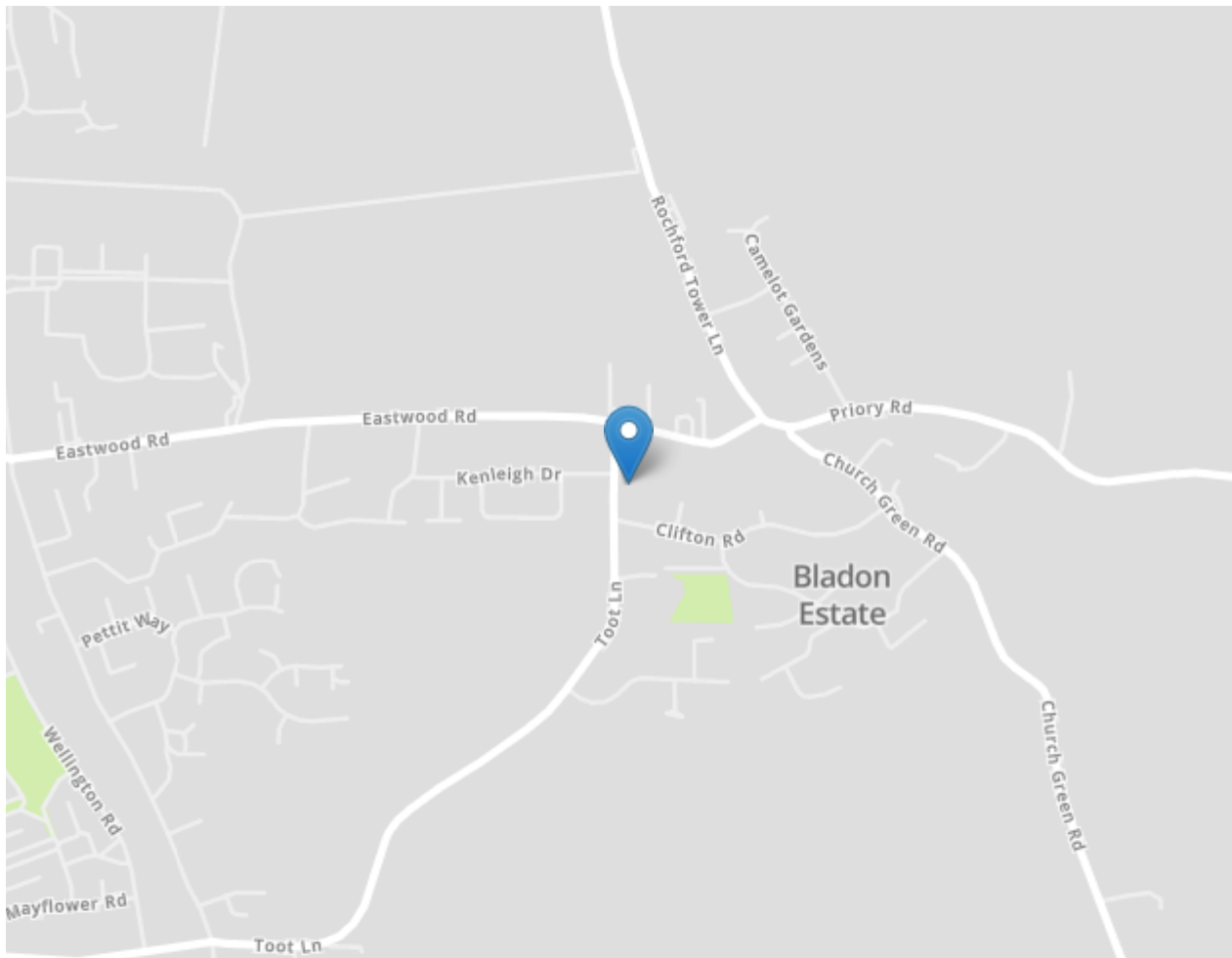
AGENT'S NOTES

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.

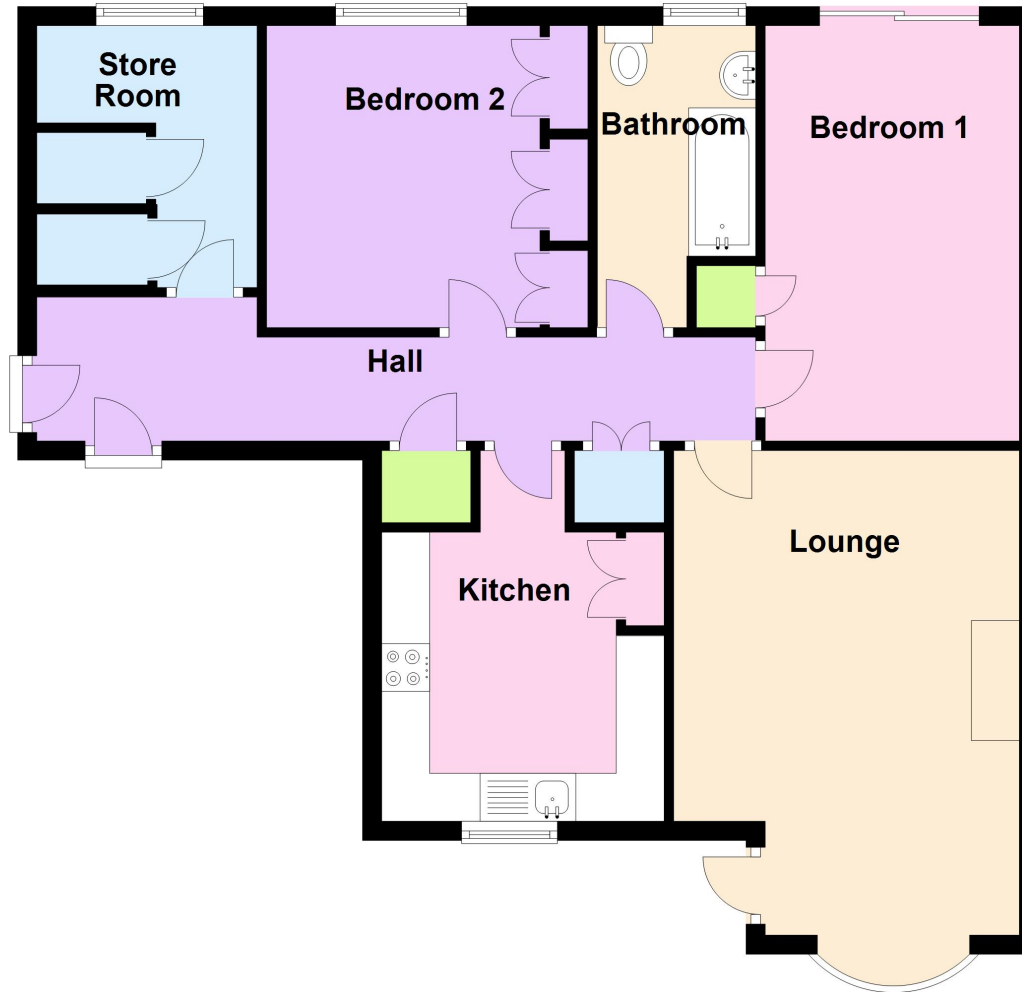
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 73.9 sq. metres (795.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		