



£129,950

89 Fishtoft Road, Boston, Lincolnshire PE21 0BP

SHARMAN BURGESS

89 Fishtoft Road, Boston, Lincolnshire
PE21 0BP
£129,950 Freehold

ACCOMMODATION

LOUNGE

11' 7" (maximum) x 10' 9" (maximum) (3.53m x 3.28m)
Having partially obscure glazed front entrance door, window to front aspect, wood effect laminate flooring, coved cornice, ceiling light point, TV aerial point.

INNER LOBBY

With staircase leading off, door to: -

A mid-terraced property with the advantage of a garage to the rear, gas central heating and uPVC double glazing. Accommodation comprises a lounge, dining room, kitchen, utility room and ground floor cloakroom. To the first floor are two double bedrooms, with bedroom one having an en-suite bathroom. The property also benefits from an enclosed garden to the rear.



SHARMAN BURGESS



DINING ROOM

11' 9" (maximum) x 11' 6" (maximum) (3.58m x 3.51m)
 Having window to rear aspect, wood effect laminate flooring, radiator, coved cornice, ceiling light point, under stairs storage cupboard.

KITCHEN

12' 4" (maximum) x 6' 9" (3.76m x 2.06m)
 Having roll edge work surfaces, ceramic inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated double oven and grill, four ring gas hob with illuminated stainless steel fume extractor, tiled flooring, radiator, ceiling recessed lighting, obscure glazed window to side aspect, further clear glazed window to side aspect, obscure glazed side entrance door.

UTILITY ROOM

Having a continuation of the tiled flooring, space for fridge freezer, radiator, ceiling light point, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted gas central heating boiler, window to side aspect, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, corner wash hand basin with mixer tap, ceiling light point, tiled flooring.

FIRST FLOOR LANDING

With stairs rising from inner lobby.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 9" (maximum) x 11' 7" (maximum) (3.58m x 3.53m)

Having window to rear aspect, radiator, coved cornice, ceiling light point. Door to: -

EN-SUITE BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and wall mounted mains fed shower above, tiled flooring, radiator, two ceiling light points, extractor fan, window to rear aspect.

BEDROOM TWO

11' 7" (maximum) x 10' 9" (maximum) (3.53m x 3.28m)

Having window to front aspect, radiator, ceiling light point, ornamental fireplace, over stairs walk-in wardrobe with hanging rail within.

EXTERIOR

To the front, the property has a low maintenance slate garden and a concrete pathway leading to the front entrance door. The enclosed rear garden initial comprises a block paved area leading to a raised decked area. The remainder of the rear garden is laid to lawn and served by an outside tap. The property also benefits from a: -

GARAGE

Of timber construction with up-and-over door and personnel door to garden. Situated to the rear of the property and accessed from Riverway, providing the property with off road parking if required.

SERVICES

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

REFERENCE

08032024/27388783/BOR



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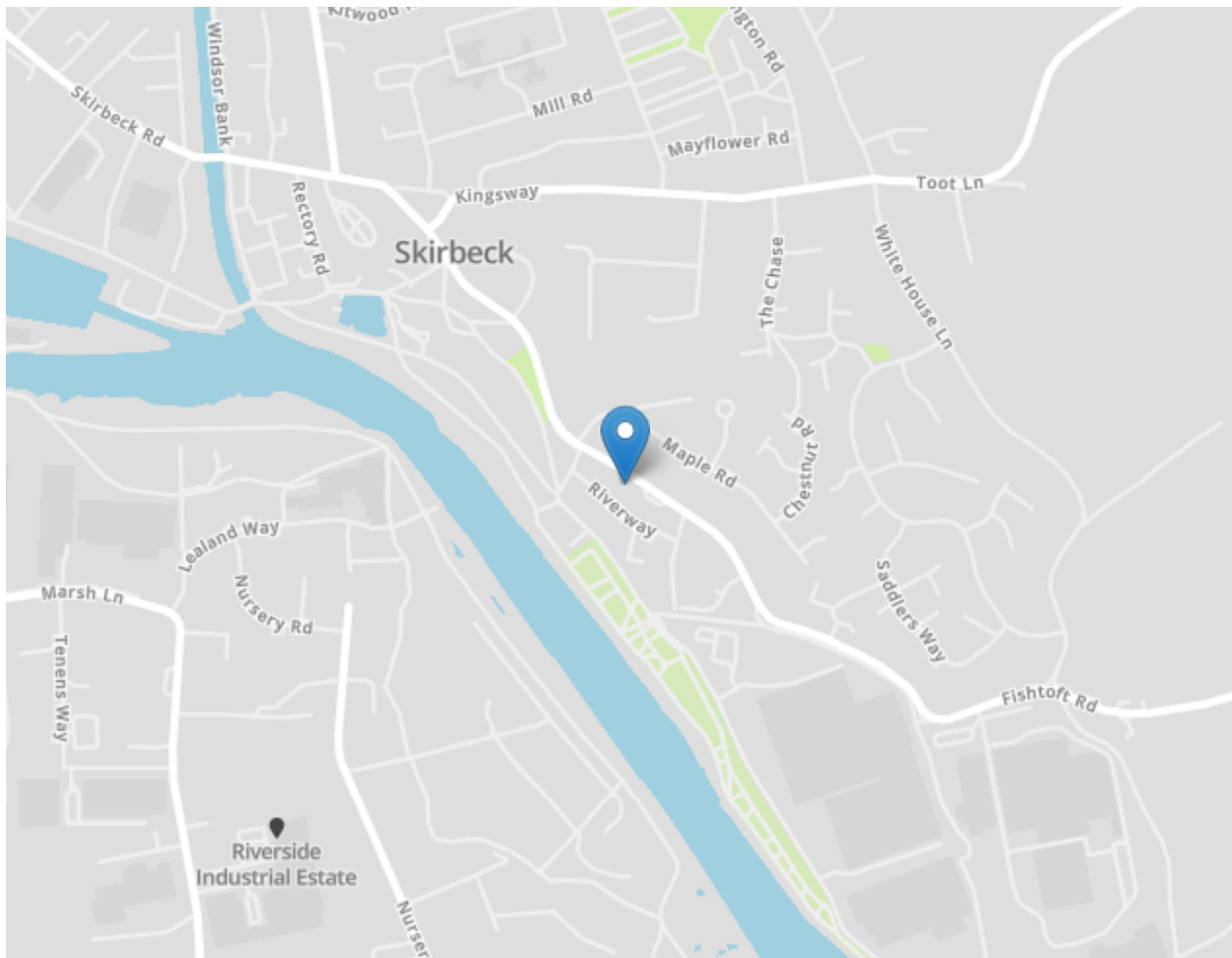
AGENT'S NOTES

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.

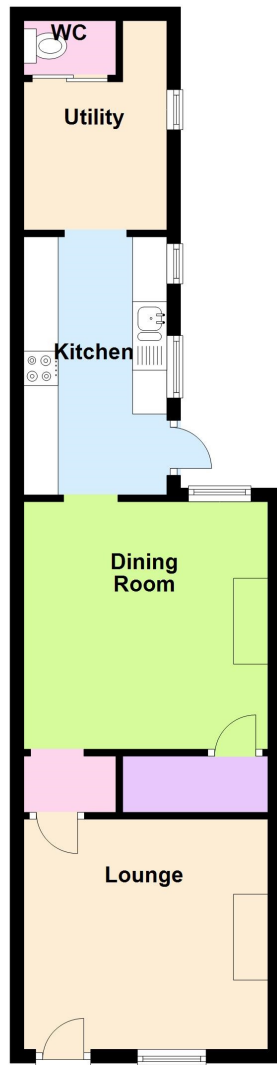
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

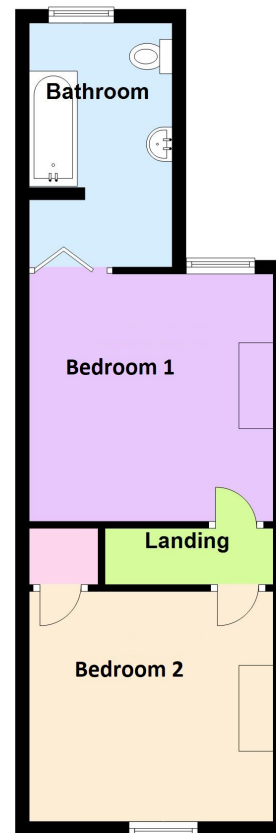


SHARMAN BURGESS

Ground Floor
Approx. 43.0 sq. metres (462.5 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.8 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	66	82
(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	