



£249,950

8 Linley Drive, Boston, Lincolnshire PE21 7EJ

SHARMAN BURGESS

8 Linley Drive, Boston, Lincolnshire
PE21 7EJ
£249,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having wood effect laminate flooring, staircase leading off, under stairs storage cupboard, radiator, window to front elevation, ceiling light point.

LOUNGE

21' 0" x 12' 0" (6.40m x 3.66m)

Having dual aspect windows, two radiators, two ceiling light points, personnel door to garage. Open plan through to: -

A large detached property having undergone a scheme of refurbishment and improvement by the current owner, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, separate dining area, refitted breakfast kitchen, ground floor cloakroom, three well proportioned bedrooms to the first floor, refitted bathroom and a separate WC. The property benefits from a driveway and garage, gas central heating, majority uPVC double glazing, refitted floor coverings and a fantastic sized garden to the rear.



SHARMAN BURGESS



DINING AREA

7' 6" x 7' 10" (2.29m x 2.39m)

Also accessed from the Entrance Hall. Having window to rear elevation, ceiling light point.

BREAKFAST KITCHEN

13' 0" (maximum into recess) x 11' 0" (measurement taken at widest point) (3.96m x 3.35m)

Having counter top with stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob, plumbing for automatic washing machine, concealed Vaillant gas central heating boiler, wood effect laminate flooring, window to side elevation, ceiling light point, ample space for twin height fridge freezer.

REAR ENTRANCE LOBBY

Having wood effect laminate flooring, obscure glazed rear entrance door, ceiling light point.

GROUND FLOOR CLOAKROOM

Having wood effect laminate flooring, push button WC, obscure glazed window to rear elevation, ceiling light point.

WALK-IN PANTRY

With bi-fold door and light point within.

FIRST FLOOR LANDING

Having window to front elevation, ceiling light point, radiator, access to loft space, built-in linen cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM TWO

10' 8" x 12' 0" (3.25m x 3.66m)

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

BEDROOM THREE

11' 0" (maximum) x 10' 8" (maximum) (3.35m x 3.25m)

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

BATHROOM

Being fitted with a two piece suite comprising panelled bath with mixer tap and hand held shower attachment, wash hand basin with vanity unit beneath and mixer tap, wood effect laminate flooring, radiator, obscure glazed window to side elevation, ceiling light point.

FIRST FLOOR CLOAKROOM

Having wood effect laminate flooring, push button WC, obscure glazed window, ceiling light point.

EXTERIOR

To the front, wrought iron double gates lead to the block paved driveway which provides off road parking as well as access to the garage. The front garden is predominantly laid to lawn with low level wall to the front boundary.

SINGLE GARAGE

Having up and over door, double doors leading into the garden, served by power and lighting.

REAR GARDEN

The property has a generous sized rear garden comprising paved seating areas and large sections of lawn with mature flower and shrub borders and an established Magnolia tree. To the rear of the garden is a sunken pond and a timber summerhouse (to be included in the sale). The garden is enclosed by a mixture of fencing and hedging and is served by an outside tap.

SERVICES

Mains gas, water, electricity and drainage are connected.

REFERENCE

09032026/30085244/BAR



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

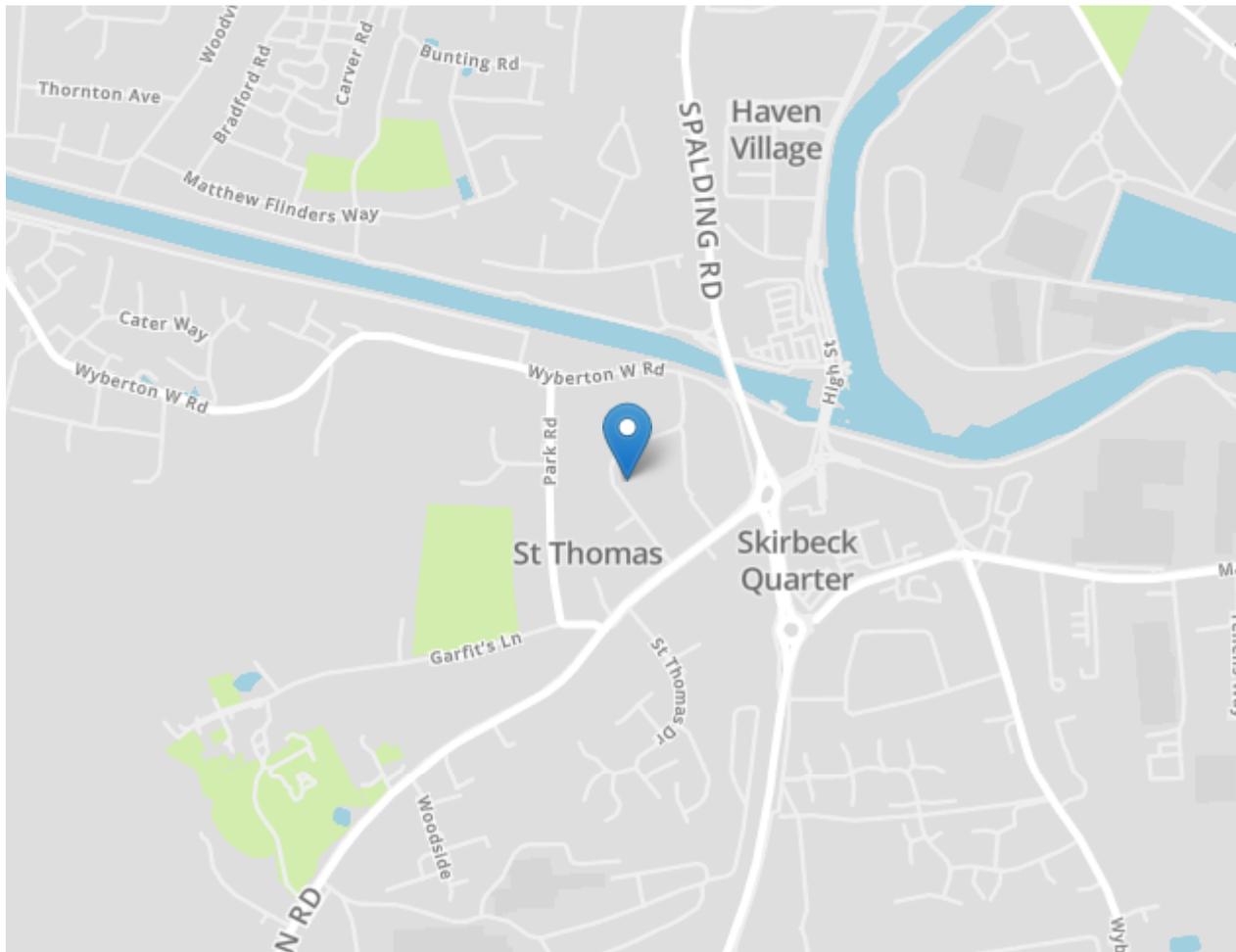
AGENT'S NOTES

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.

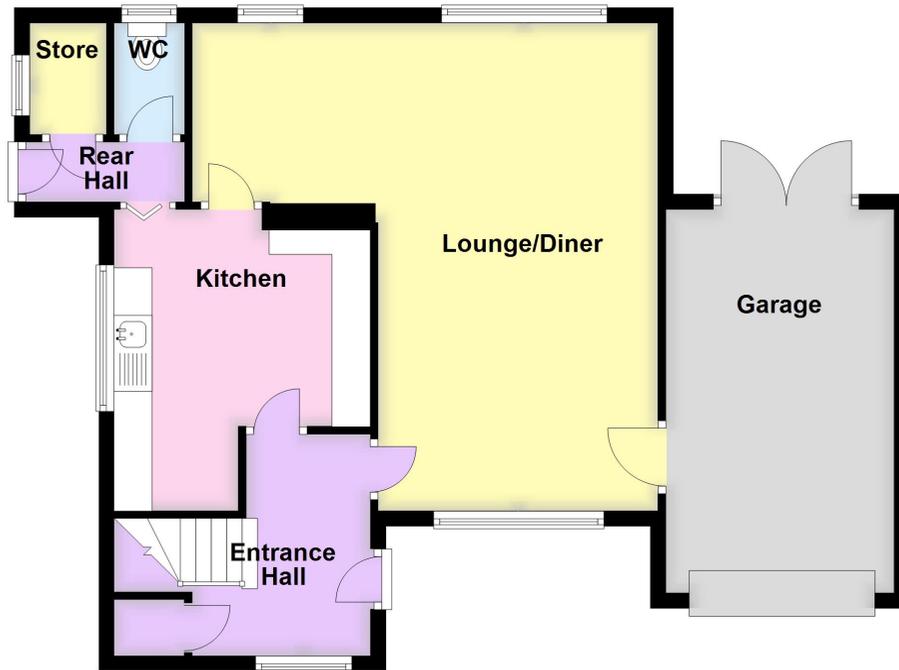
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

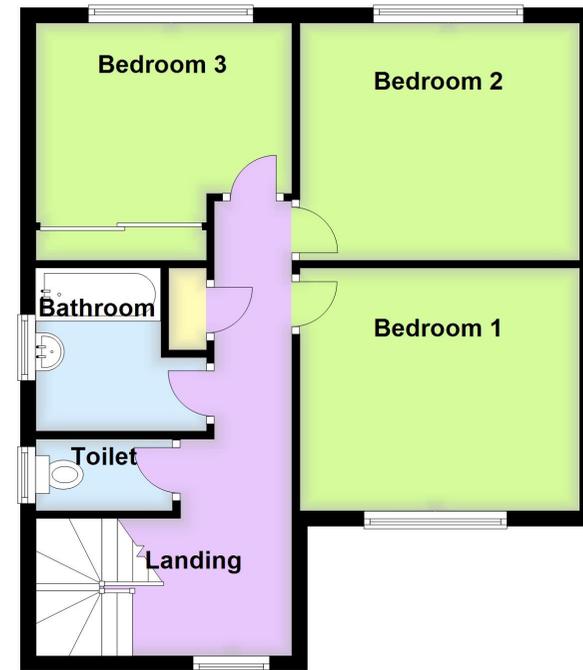
Ground Floor

Approx. 70.2 sq. metres (755.8 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



Total area: approx. 122.6 sq. metres (1319.1 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

