



**£169,950**

53 St Nicholas Road, Boston, Lincolnshire PE21 0HH

**SHARMAN BURGESS**

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A well presented end of terrace property being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, open plan lounge diner, recently refitted kitchen, three bedrooms to the first floor and a family bathroom. Further benefits include uPVC double glazing, gas central heating, good sized garden to the rear and replacement floor coverings throughout the majority of the property,

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door with window to side, wood effect tiled floor, radiator, ceiling light point, staircase leading off, wall mounted Vaillant combination gas central heating boiler.



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### KITCHEN

11' 3" (maximum) x 9' 10" (3.43m x 3.00m)

Having a fully refitted modern style kitchen comprising counter tops with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with illuminated fume extractor above, plumbing for automatic washing machine, plumbing for dishwasher, wood effect tiled floor, radiator, ceiling recessed lighting, obscure glazed rear entrance door, window to rear elevation.

### OPEN PLAN LOUNGE DINER

18' 2" x 14' 6" (maximum including chimney breast) (5.54m x 4.42m)

Having window to front elevation, French doors to rear elevation leading to the rear garden, wood effect laminate flooring, coved cornice, ceiling light point, radiator.

### FIRST FLOOR LANDING

Having window to front elevation, radiator, ceiling light point, access to loft space.

### BEDROOM ONE

14' 7" (maximum into recess) x 11' 3" (maximum into entrance area) (4.45m x 3.43m)

Having window to rear elevation, radiator, ceiling recessed lighting, wood effect laminate flooring.

### BEDROOM TWO

9' 10" x 11' 2" (3.00m x 3.40m)

Having window to rear elevation, radiator, wood effect laminate floor, ceiling light point.



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### **BEDROOM THREE**

9' 1" x 8' 10" (2.77m x 2.69m)

Having window to front elevation, radiator, wood effect laminate flooring, ceiling light point, built-in wardrobe with shelving within.

### **BATHROOM**

Being fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, WC, obscure glazed window to front elevation, extractor fan, ceiling light point, tiled floor, fully tiled walls, radiator.

### **EXTERIOR**

To the front, the property has wrought iron railings to the front boundary, lawned front gardens and a brick built store. The rear garden is initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn and enclosed by a mixture of fencing and hedging.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

26012026/29881304/MAJ



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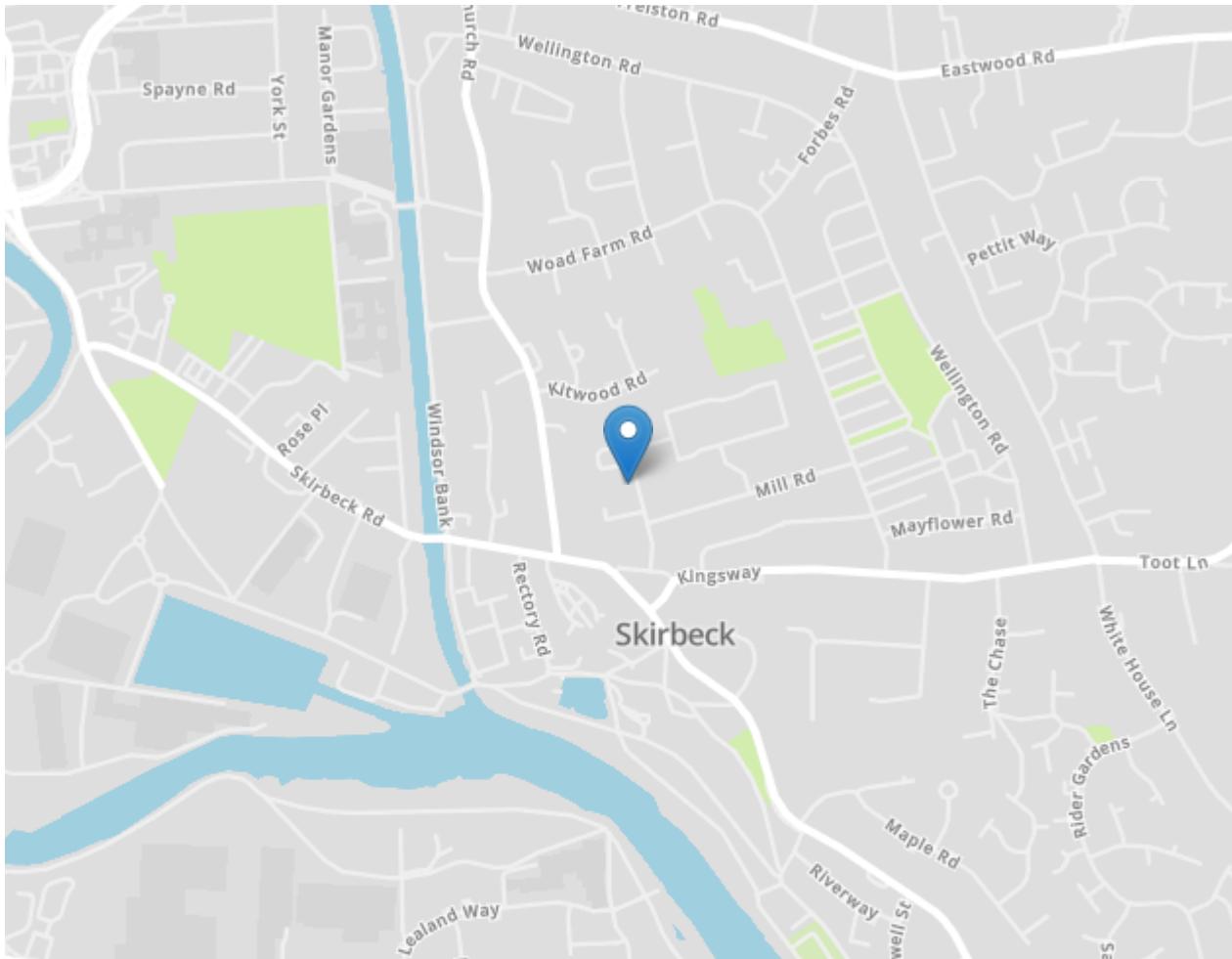
#### AGENT'S NOTES

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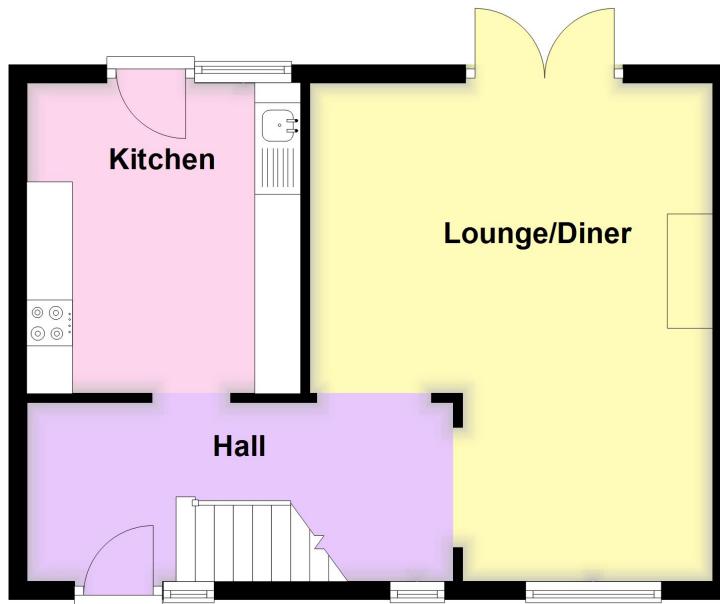
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

## Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(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		