



£260,000

9 Marshall Close, Fishtoft, Boston, Lincolnshire PE21 0RX

SHARMAN BURGESS

**9 Marshall Close, Fishtoft, Boston,
Lincolnshire PE21 0RX
£260,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

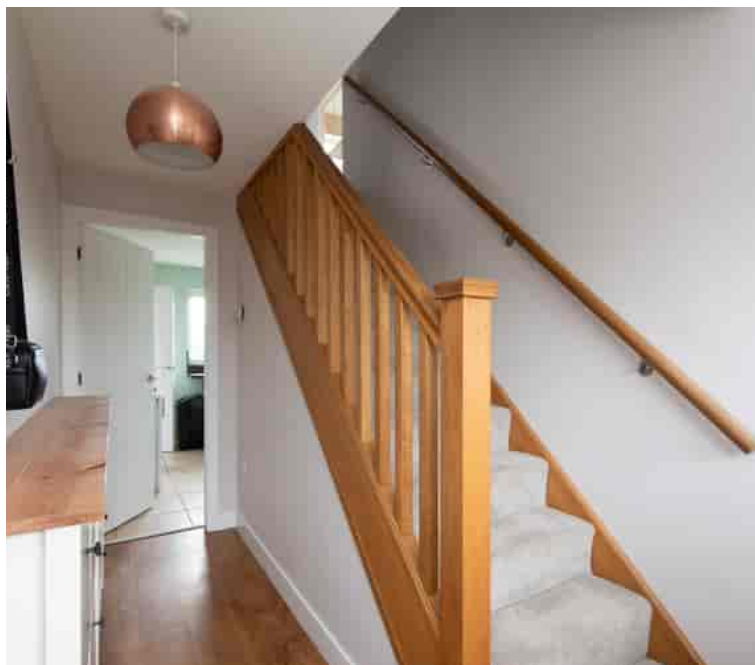
Having partially obscure glazed front entrance door, window to front elevation, radiator, staircase leading off, wall mounted central heating thermostat.

LOUNGE

14' 5" (maximum) x 11' 0" (maximum) (4.39m x 3.35m)

Having window to front elevation, radiator, ceiling light point, TV aerial point, feature fitted log burner with tiled hearth and display surround.

A superbly presented four bedroomed detached family home situated in the highly popular village of Fishtoft. Accommodation comprises an entrance hall, lounge with fitted log burner, large family sized open plan kitchen diner, ground floor cloakroom, four bedrooms to the first floor and a family bathroom. Further benefits include a driveway and single garage, oil central heating, uPVC double glazing and gardens to both the front and rear.



SHARMAN BURGESS



KITCHEN DINER

21' 1" x 9' 10" (6.43m x 3.00m)

Also accessed from entrance hall. A spacious room with both dining and kitchen areas comprising roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, base level storage units, drawer units and plumbing for automatic washing machine, integrated dishwasher, return work surface providing breakfast bar, integrated waist height double oven and grill, four ring electric hob with ceiling mounted fume extractor above, space for fridge and freezer, under stairs storage cupboard, window to rear elevation, tiled floor, French doors to rear elevation, two ceiling light points.

REAR ENTRANCE LOBBY

Having tiled floor, obscure glazed rear entrance door.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, walls tiled to approximately half height, tiled floor, obscure glazed window to rear elevation, ceiling light point.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

BEDROOM ONE

11' 5" (maximum) x 12' 4" (maximum into recess) (3.48m x 3.76m)

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

BEDROOM TWO

10' 0" x 11' 5" (3.05m x 3.48m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

14' 6" (maximum) x 9' 0" (with reduced head height and including chimney breast)
(4.42m x 2.74m)

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

BEDROOM FOUR

11' 1" x 6' 7" (3.38m x 2.01m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising L-shaped bath with wall mounted electric shower and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, fully tiled walls, obscure glazed window to rear elevation, radiator, ceiling light point.

EXTERIOR

To the front, the property is approached over a driveway which provides off road parking as well as access to the garage. There is a lawned front garden with conifer hedging to the front boundary.

GARAGE

15' 7" x 7' 9" (4.75m x 2.36m)

Having up and over door, served by power and lighting, housing the oil central heating boiler.

REAR GARDEN

The property benefits from a good sized rear garden which initially comprises a decked seating area, leading to the remainder which is predominantly laid to lawn. Towards the rear of the garden is a further paved patio area providing further seating space. The garden is enclosed by a mixture of fencing and hedging and is served by outside tap and lighting.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil central heating.

REFERENCE

11032026/30059437/PAR



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

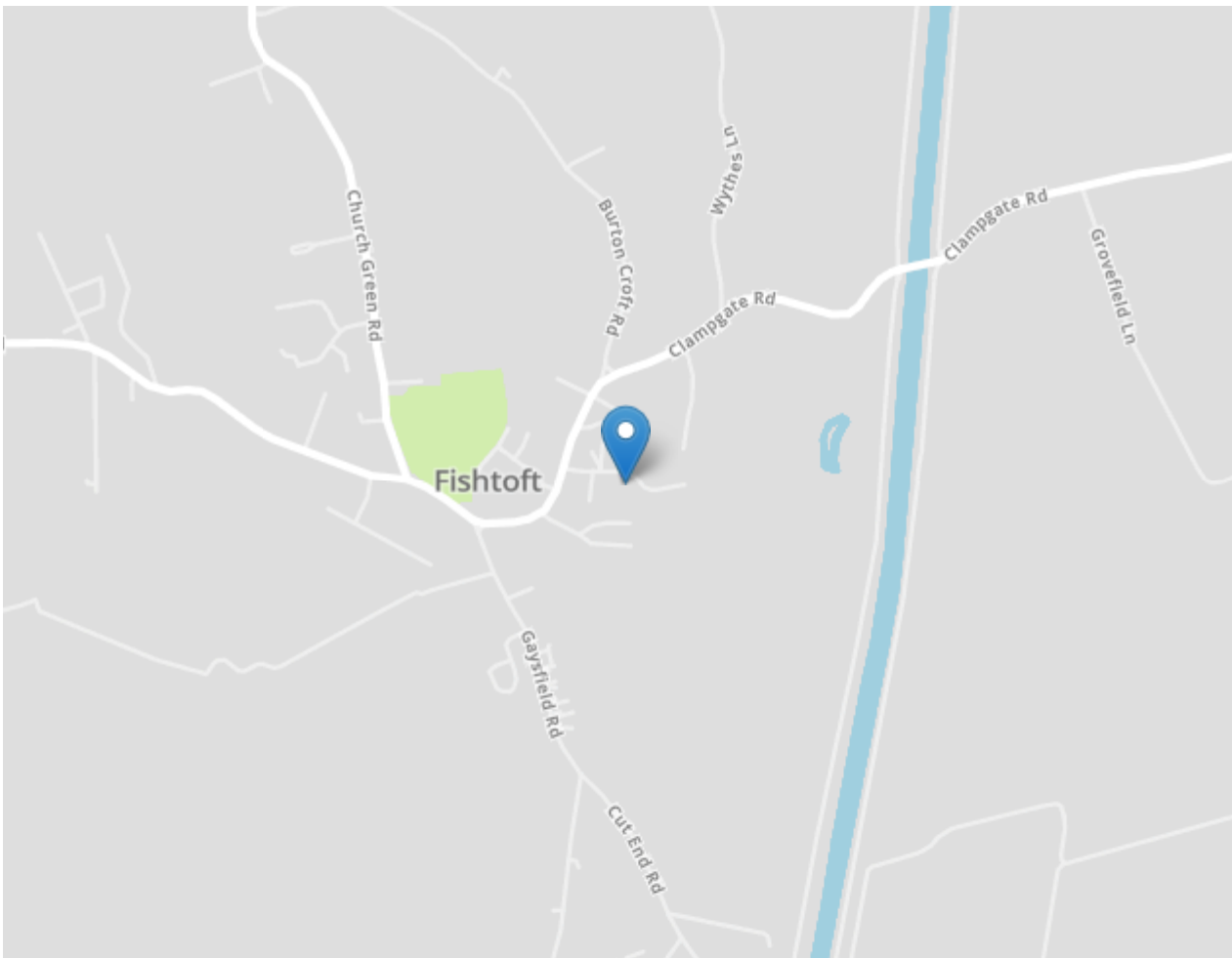
AGENT'S NOTES

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.

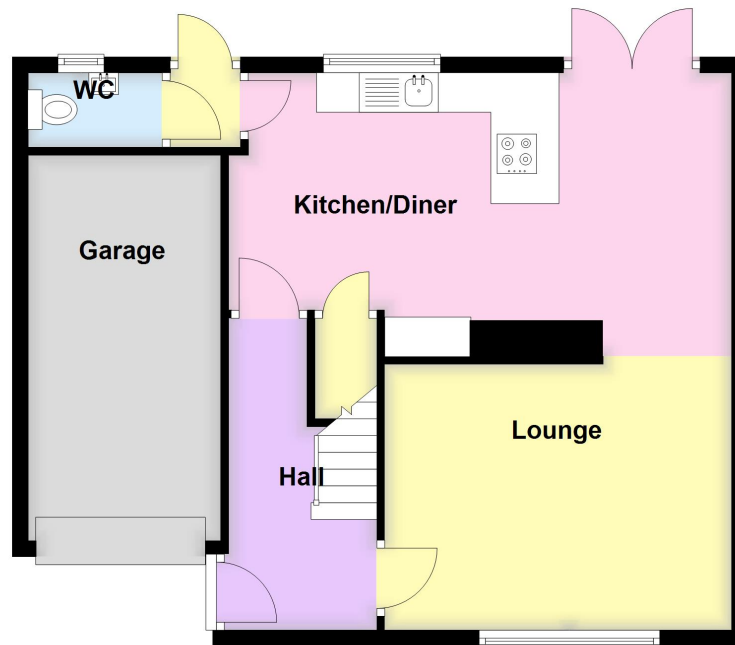
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

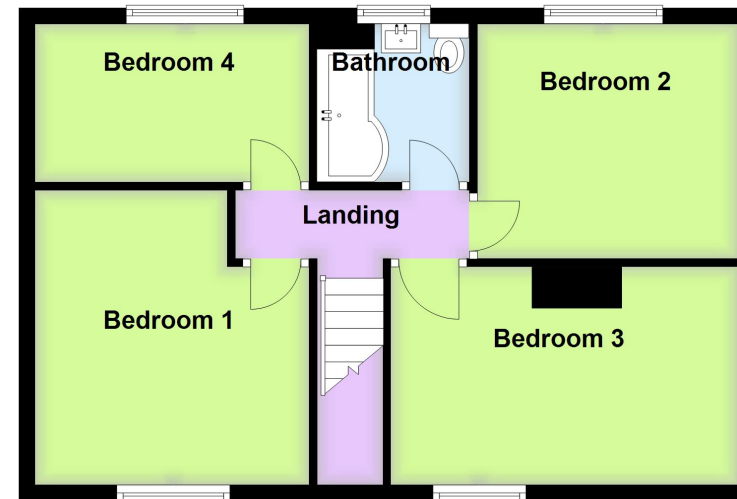
Ground Floor

Approx. 60.0 sq. metres (645.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 111.9 sq. metres (1204.7 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

