



**£335,000**

93 Horncastle Road, Boston, Lincolnshire PE21 9HY

**SHARMAN BURGESS**



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PE21 9HY  
£335,000 Freehold**

#### **ACCOMMODATION**

##### **SIDE ENTRANCE PORCH**

Having uPVC entrance door, tiled floor, sealed unit double glazed door leading to: -

##### **ENTRANCE HALL**

Having radiator, picture rail, feature archway, Karndean flooring, staircase leading off.

Offering good sized family accommodation is this individual detached five bedroomed house situated in a popular location overlooking the Maud Foster waterway. Accommodation comprises lounge/dining room, snug, office, fitted breakfast kitchen, utility room, downstairs shower room and family bathroom. Gas central heating, uPVC double glazed windows. Driveway, carport and garage. Fully enclosed rear garden. Offered for sale with NO ONWARD CHAIN.



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### OPEN PLAN LOUNGE/DINING ROOM

24' 5" (maximum including chimney breasts) 16' 4" (maximum including bay window) (7.44m x 4.98m)  
Featuring log burner set in fireplace recess with beamed mantle and surround, TV aerial point, two radiators, uPVC double glazed sliding sash windows to both bays.

### SNUG

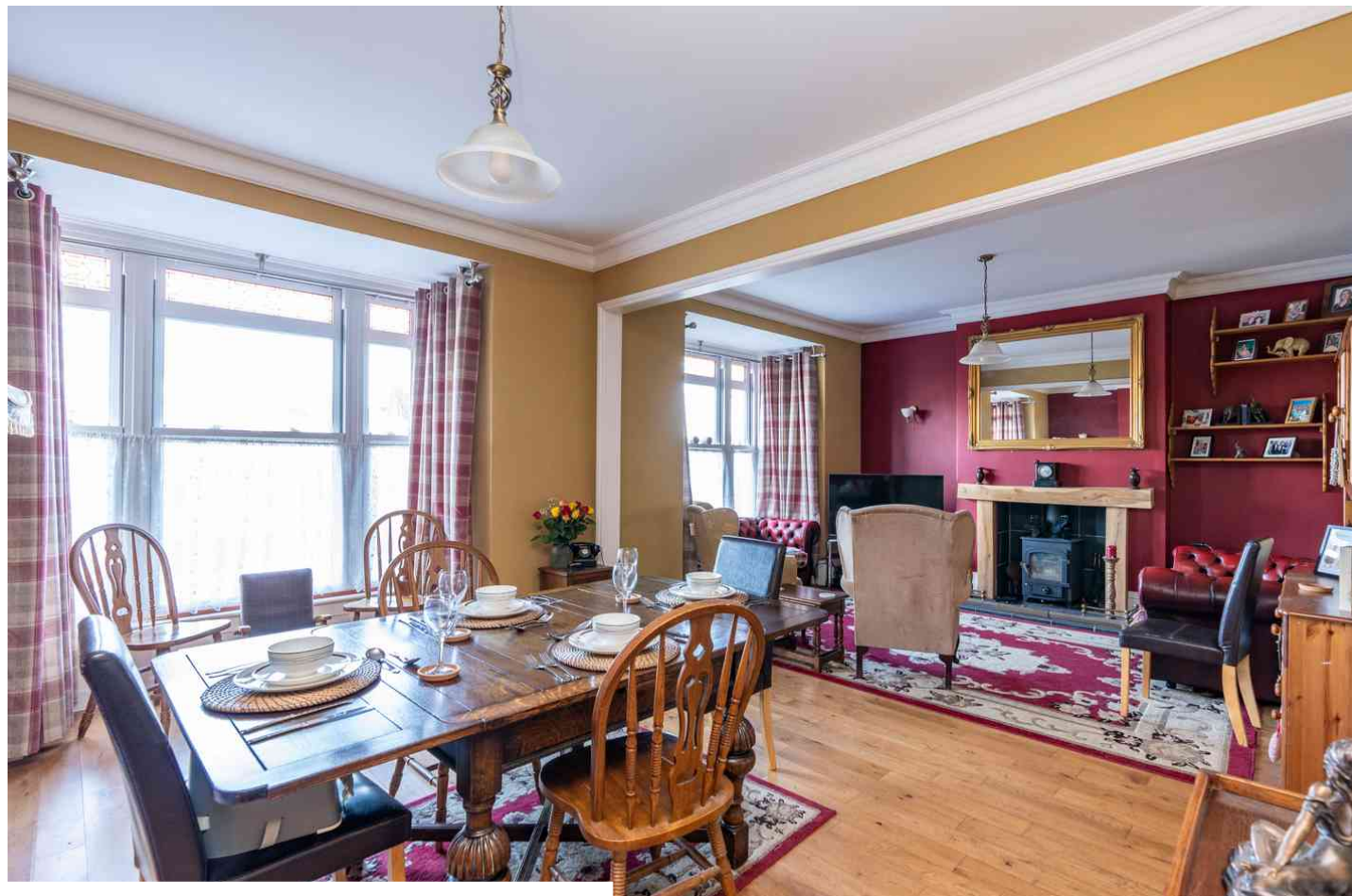
12' 11" x 12' 0" (maximum including chimney breast) (3.94m x 3.66m)  
Having ornamental fireplace with composite marble inset and hearth, TV aerial point, radiator, dado rail, sealed unit double glazed sliding patio door leading to Kitchen.

### SHOWER ROOM

7' 8" x 6' 3" (2.34m x 1.91m)  
Having fully tiled walls and floor, fitted with a white suite comprising large walk-in shower cubicle with built-in mixer shower having both rain shower head and hose fittings, hand basin with storage drawers beneath, dual flush WC, chrome heated towel rail, ceiling mounted spotlights.

### OFFICE

12' 0" x 9' 1" (3.66m x 2.77m)  
Having radiator, digital central heating programmer, Karndean flooring, large built-in storage cupboard, further built-in cupboard housing the Viessman wall mounted gas central heating boiler.



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### BREAKFAST KITCHEN

15' 7" x 9' 7" (4.75m x 2.92m)

Being fitted with a good range of units comprising wood work surfaces incorporating Belfast sink, base level cupboards and drawers complimented by matching wall mounted cupboards including glass display cabinet, peninsular unit incorporating breakfast bar, integrated fridge with concealing door front, Belling range style cooker incorporating five burner gas hob with electric double oven and grill served by a fitted fume extractor hood above, tiled floor, radiator, sealed unit double glazed rear entrance door.

### UTILITY ROOM

9' 10" x 7' 10" (3.00m x 2.39m)

Having fitted work surfaces with inset single drainer sink unit, range of base cupboards and matching wall mounted cupboards, plumbing for automatic washing machine and dishwasher, space for upright fridge freezer, radiator, tiled floor, ceiling mounted spotlights.

### STAIRS AND LANDING

Having radiator, access to roof space.

### BEDROOM ONE (FRONT)

13' 6" x 12' 0" (maximum including chimney breast) (4.11m x 3.66m)

Having radiator, uPVC double glazed sliding sash window.

### BEDROOM TWO (FRONT)

13' 2" x 11' 8" (including chimney breast) (4.01m x 3.56m)

Having radiator, uPVC double glazed sliding sash window.



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### **BEDROOM THREE (REAR)**

12' 7" x 11' 6" (maximum including chimney breast) (3.84m x 3.51m)

With radiator.

### **BEDROOM FOUR (REAR)**

11' 10" x 8' 8" (3.61m x 2.64m)

With radiator.

### **BEDROOM FIVE**

7' 5" x 6' 5" (2.26m x 1.96m)

Incorporating fitted cabin bed and radiator.

### **BATHROOM**

10' 4" (maximum) x 7' 9" (3.15m x 2.36m)

Being fitted with a white period style suite comprising slipper bath with period style mixer tap and hand set, pedestal hand basin, high level WC, tiled shower cubicle with period style mixer shower having both rain shower head and hose fittings, tiled floor, half wood panelled walls with dado rail, heated towel rail incorporating radiator.

### **EXTERIOR**

Extending to the front of the property is an ornamental gravelled area which could be adapted to provide further additional parking if required, enclosed by a low level brick frontage wall. A block paved driveway provides both parking space in addition to access to the: -

### **CARPORT**

17' 10" x 9' 10" (opening width) (5.44m x 3.00m)

Served by lighting and providing further access to the: -



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### **GARAGE**

15' 6" x 11' 0" (4.72m x 3.35m)

Of brick construction and having up and over door, power points and fluorescent strip lighting.

A side path and gate, served by exterior lighting, provide access to the rear garden which enjoys the benefit of being fully enclosed and comprising a large full width paved patio served by exterior lighting and cold water tap. Beyond is a lawned garden area with shrub borders.

### **TIMBER AND FELT GARDEN SHED**

### **BRICK WORKSHOP**

11' 3" x 7' 3" (3.43m x 2.21m)

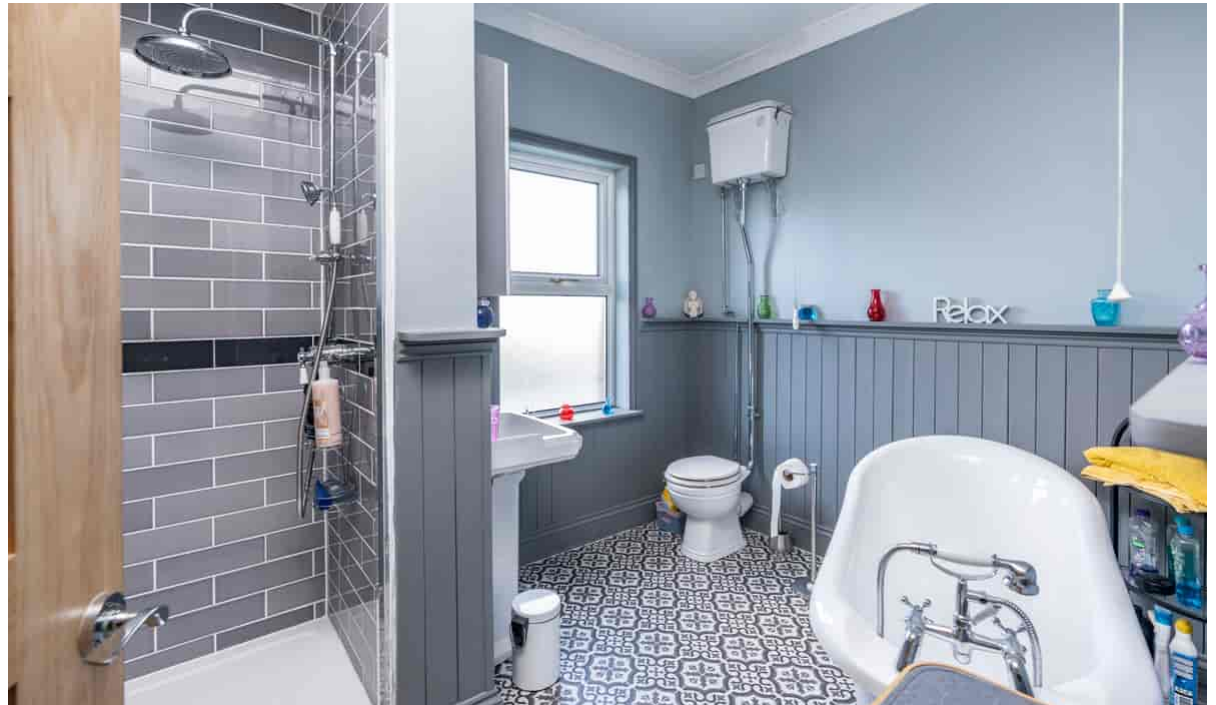
Having a range of fitted storage cupboards, power points and electric light.

### **SERVICES**

Mains water, electricity, gas and drainage are connected. The property is served by a gas central heating system and is fitted with uPVC double glazed windows.

### **REFERENCE**

22022025/28780458/BLA



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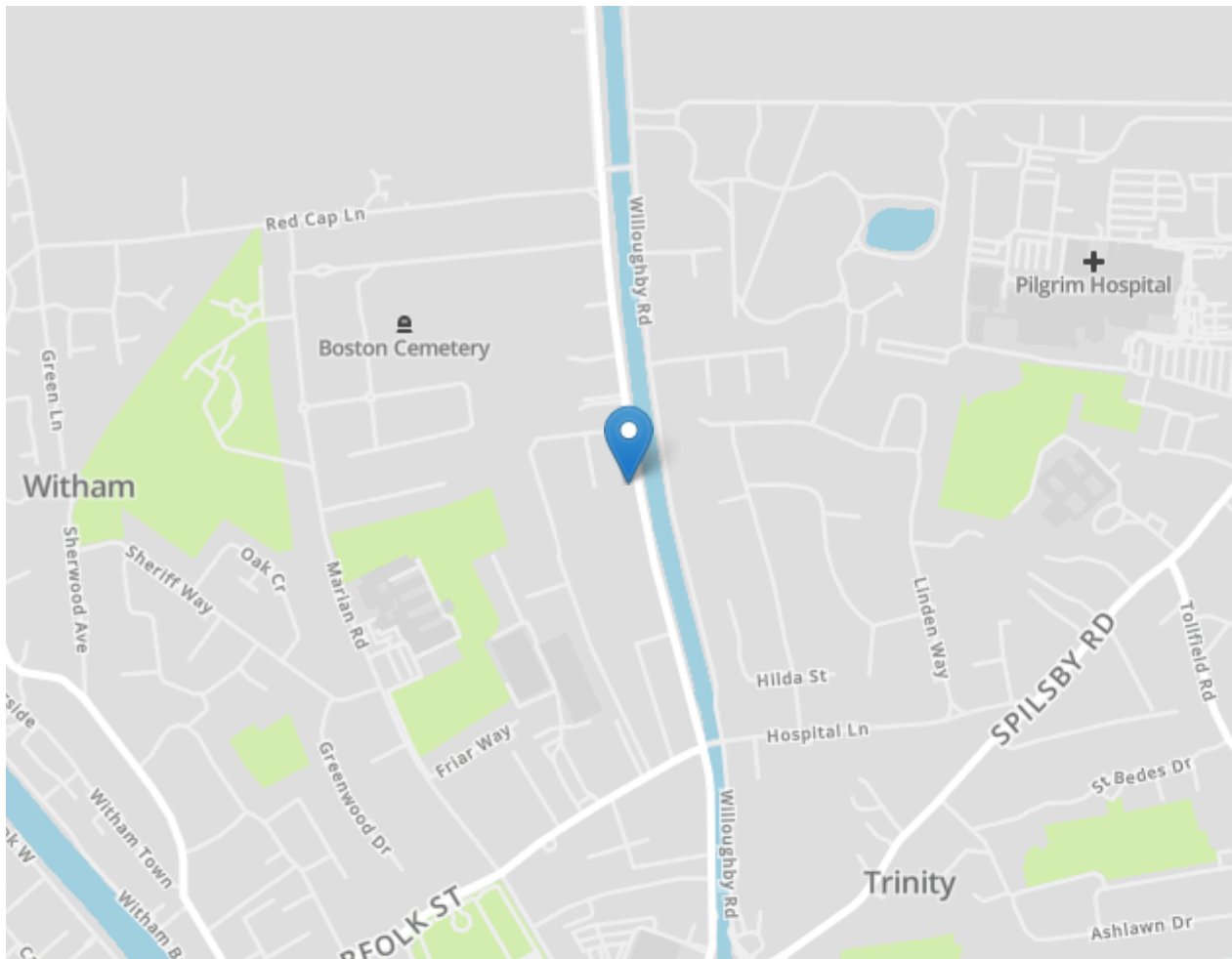
## AGENT'S NOTES

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.

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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.



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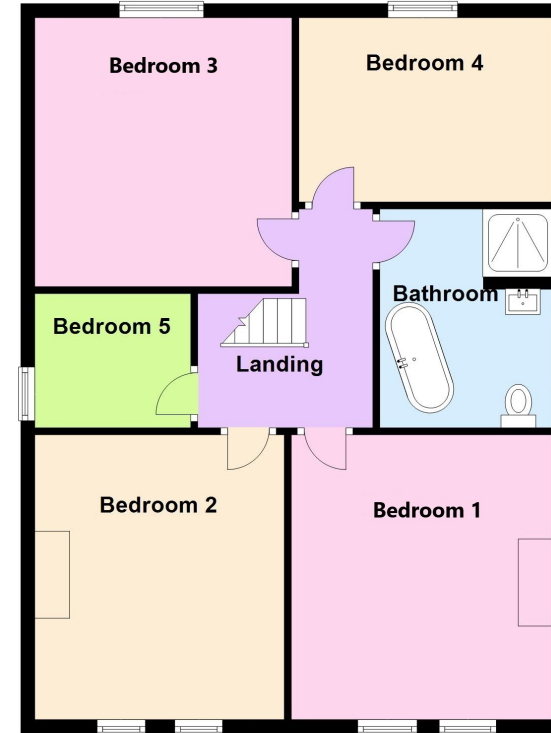
## Ground Floor

Approx. 140.5 sq. metres (1512.4 sq. feet)



## First Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



Total area: approx. 215.5 sq. metres (2319.5 sq. feet)

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	60	77		
A				
(81-91)				
B				
(69-80)				
C				
(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				