



**£330,000**

17 Primrose Crescent, Boston, Lincolnshire PE21 7TP

**SHARMAN BURGESS**

**17 Primrose Crescent, Boston, Lincolnshire  
PE21 7TP  
£330,000 Freehold**

**ACCOMMODATION:**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, staircase leading to the first floor, Amtico flooring, radiator, coved cornice, ceiling light point, wall mounted thermostat for the central heating and a security alarm.

**DOWNSTAIRS CLOAKROOM**

Having a two piece suite comprising wc and a wash hand basin with vanity unit and mixer tap. Tiling to approximately half height, Amtico flooring, extractor fan, coved cornice and a ceiling light point.

An extremely well presented modern detached home with a good sized approximate south facing rear garden. The accommodation comprises entrance hall with Amtico flooring, downstairs cloakroom, dining room, lounge, breakfast kitchen, utility room with a first floor landing to four generous sized bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include gas central heating, detached double garage with two electric doors. All situated within close proximity to one of Boston's most popular primary schools.



**SHARMAN BURGESS**

### DINING ROOM

11' 3" x 8' 9" (3.43m x 2.67m)

Having a window to the front aspect, radiator, coved cornice and a ceiling light point.

### BREAKFAST KITCHEN

16' 4" x 9' 9" (4.98m x 2.97m)

Having roll edge work surfaces with tiled splash backs, inset one and a half sink and drainer with mixer tap, a range of base level storage units and further drawer units. Four ring integrated induction hob with extractor fan above, integrated waist height double oven and grill. Integrated dishwasher, return breakfast bar providing seating space and further matching eye level wall units. Window to the rear aspect and French doors leading out to the rear garden. Radiator, television aerial point, coved cornice and two ceiling light points. Cupboard beneath the stairs pantry providing additional storage.

### UTILITY ROOM

Having roll edge work surfaces with tiled splash backs, inset stainless steel circular sink with mixer tap, base level storage unit, plumbing for an automatic washing machine and a vent for a tumble dryer. Wall mounted Gloworm gas central heating boiler, wall mounted storage cupboard, wall mounted consumer unit, radiator, coved cornice, ceiling light point, extractor fan and an obscure glazed door to the rear. Built in cloak store with hanging rails and shelving, wall mounted coat hooks and a ceiling light point.



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### LOUNGE

19' 2" x 11' 8" (5.84m x 3.56m)

Having dual aspect windows to the front and rear, two radiators, coved cornice, ceiling light point with additional wall light points, television aerial point and a feature log effect electric fireplace with fitted hearth, inset and display surround.

### STAIRS AND FIRST FLOOR LANDING

Having a radiator, window to the rear aspect, coved cornice, ceiling light point and access to the roof space accessed via a ladder and boarded with lighting. Airing cupboard housing the hot water tank and slatted linen shelving within.

### BEDROOM ONE

12' 10" x 11' 8" (3.91m x 3.56m) (maximum measurements)

Having a window to the front aspect, television aerial point, radiator, coved cornice and a ceiling light point.

### EN-SUITE

Having a three piece suite comprising wash hand basin with vanity unit and mixer tap, concealed cistern wc and a double shower cubicle with a wall mounted mains fed Trevi shower and tiling within. Tiling to approximately half height, radiator, electric shaver point, coved cornice, ceiling light point, extractor fan and an obscure glazed window to the rear aspect.

### BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m)

Having a window to the front aspect, radiator, coved cornice and ceiling light point.



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### BEDROOM THREE

8' 9" x 7' 10" (2.67m x 2.39m)

Having a window to the rear aspect, radiator, coved cornice and a ceiling light point.

### BEDROOM FOUR

9' 10" x 7' 11" (3.00m x 2.41m)

Having a window to the front aspect, coved cornice, radiator and a ceiling light point.

### FAMILY BATHROOM

Having a three piece suite comprising wc with concealed cistern, wash hand basin with mixer tap and vanity unit and a panelled bath with mixer tap and hand held shower attachment which can be wall mounted and with a bifold shower screen. Fully tiled walls, extractor fan, shaver point, radiator, coved cornice and an obscure glazed window to the rear aspect.



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## EXTERIOR

The property is accessed via a private driveway which serves just three properties and benefits from a large gravelled shrub border to the immediate front with a lawned area. Under the eaves lighting to front of house. The driveway extends to the right hand side providing ample off road parking, hard standing and gives access to the double garage. Gated access from the driveway leads to the rear garden.

The rear garden has an approximate southerly facing aspect initially having two paved patio seating areas providing entertaining space and a larger lawned section with gravelled beds and borders containing plants and shrubs. There is a further circulator paved section, being fully enclosed by a mixture of wall and fencing and served by external tap and lighting. There is a timber shed with power and light, to be included within the sale.

## DOUBLE GARAGE

18' x 17' 6" (5.49m x 5.33m) (maximum internal measurements)

Having two electric roller doors, exterior lighting, served with numerous power points and ceiling mounted lighting. Fitted work benching towards the rear.

## REFERENCE

4916272/051121/WEB



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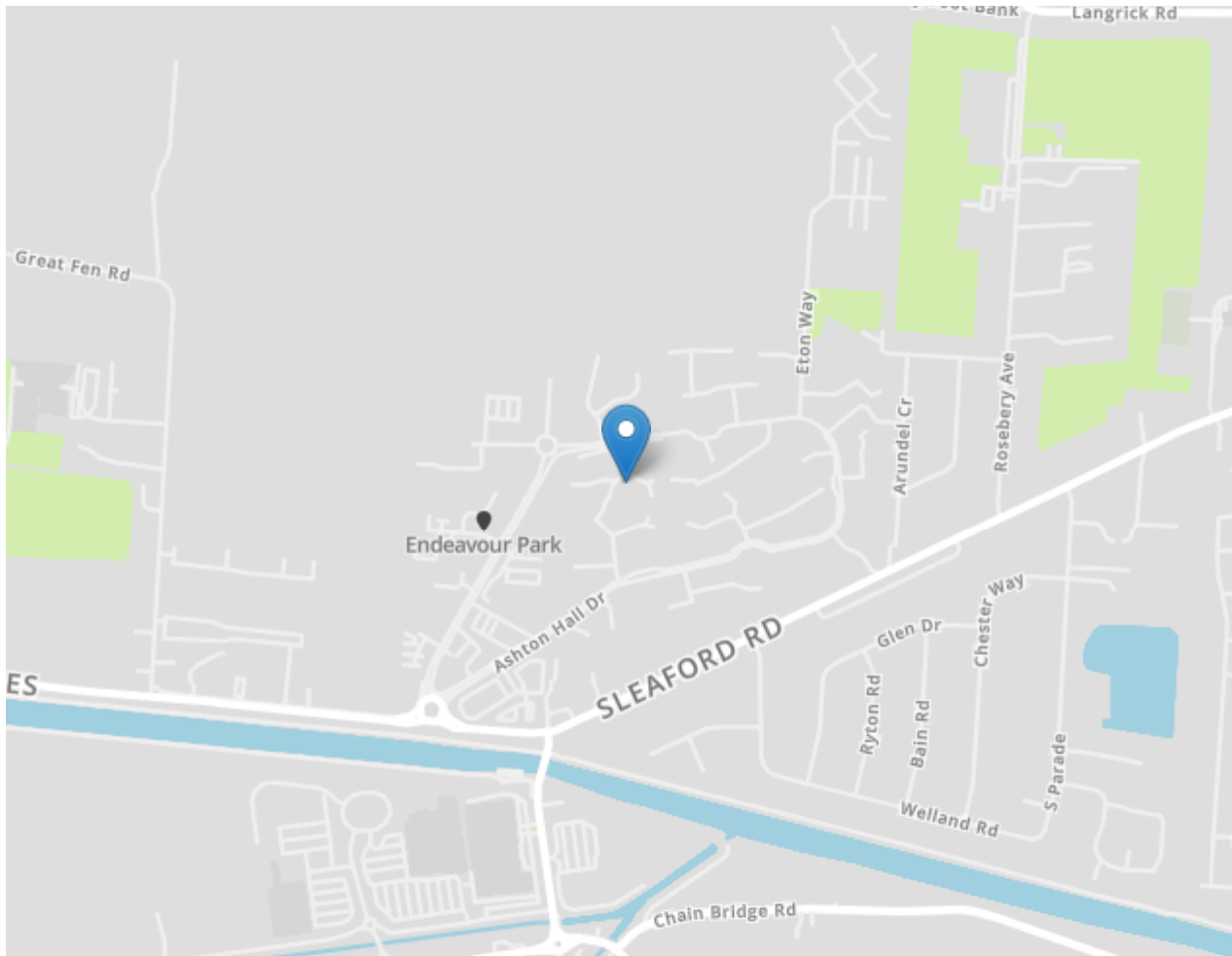
## AGENT'S NOTES

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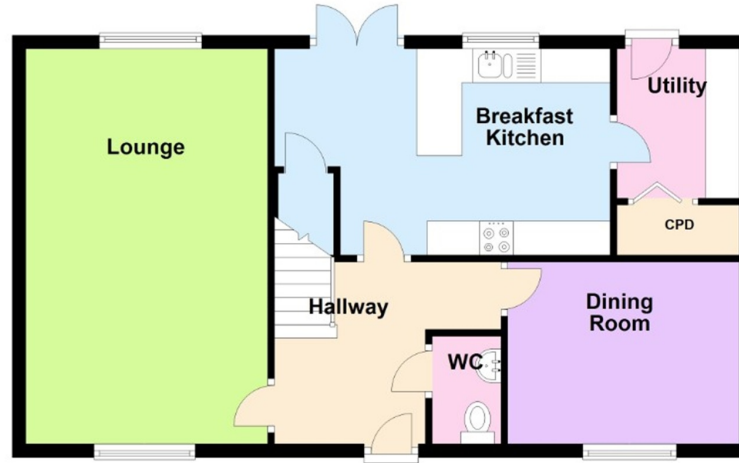
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

### Ground Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 123.5 sq. metres (1329.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	