



£250,000

150a Woodville Road, Boston, Lincolnshire PE21 8BT

SHARMAN BURGESS

150a Woodville Road, Boston, Lincolnshire
PE21 8BT
£250,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door, further partially obscure glazed door to: -

ENTRANCE HALL

Having staircase rising to first floor, radiator, coved cornice, ceiling light point, telephone point. Large built-in understairs storage cupboard with light point, wall mounted coat hooks, electric fuse box and gas meter within.

An extremely well presented detached house with three double bedrooms to the first floor and a sizeable family bathroom. The ground floor extends to the rear, providing great family sized accommodation comprising an entrance hall, lounge, dining room, breakfast kitchen, utility room, ground floor cloakroom and rear entrance porch. Further benefits include gas central heating, uPVC double glazing, ample off road parking and enclosed garden to the rear.



SHARMAN BURGESS

LOUNGE

17' 4" (maximum into bay window) x 11' 5" (5.28m x 3.48m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, wiring for satellite TV.

DINING ROOM

11' 7" (maximum) x 11' 6" (3.53m x 3.51m)

Having window to side elevation, sliding patio doors leading to the rear, radiator, coved cornice, ceiling light point, additional wall light points.

BREAKFAST KITCHEN

18' 6" (maximum) x 9' 5" (maximum) (5.64m x 2.87m)

A well appointed kitchen comprising roll edge work surfaces with tiled splashbacks, inset stainless steel sink with double drainer and mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring electric hob and illuminated fume extractor above, plumbing for automatic washing machine and dishwasher (if required), window to side elevation, coved cornice, ceiling mounted strip light, floor mounted Ideal Mexico 2 gas central heating boiler, radiator and space for American style fridge freezer.

WALK-IN PANTRY

Having obscure glazed window to side elevation, wall mounted shelving and ceiling light point.

REAR LOBBY

Having wall mounted light point, doors to WC and utility room. obscure glazed door to:-



**SHARMAN
BURGESS** Est 1996

REAR ENTRANCE PORCH

Of uPVC double glazed construction. Having ceiling mounted strip light, door to garden.

UTILITY ROOM

6' 10" (maximum) x 7' 9" (maximum) (2.08m x 2.36m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage unit, space for condensing tumble dryer, plumbing for automatic washing machine, radiator, ceiling light point, built-in larder style cupboard, window to rear elevation.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, radiator, obscure glazed window to rear elevation, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, access to left space served by loft ladder, ceiling light point.

BEDROOM ONE

17' 4" (maximum taken into bay window and including built-in wardrobes) x 10' 6" (5.28m x 3.20m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with sliding doors and hanging rail and shelving within.

BEDROOM TWO

12' 0" (maximum) x 11' 6" (maximum) (3.66m x 3.51m)

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



**SHARMAN
BURGESS** Est 1996



BEDROOM THREE

9' 0" x 9' 0" (2.74m x 2.74m)

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

FAMILY BATHROOM

8' 8" (maximum) x 7' 10" (2.64m x 2.39m)

Being fitted with a three piece suite comprising WC, cast iron bath with wall mounted electric shower above, pedestal wash hand basin, heated towel rail, extended tiled splashbacks, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear elevation, electric shaver point, airing cupboard housing the hot water cylinder with slatted linen shelving within.

EXTERIOR

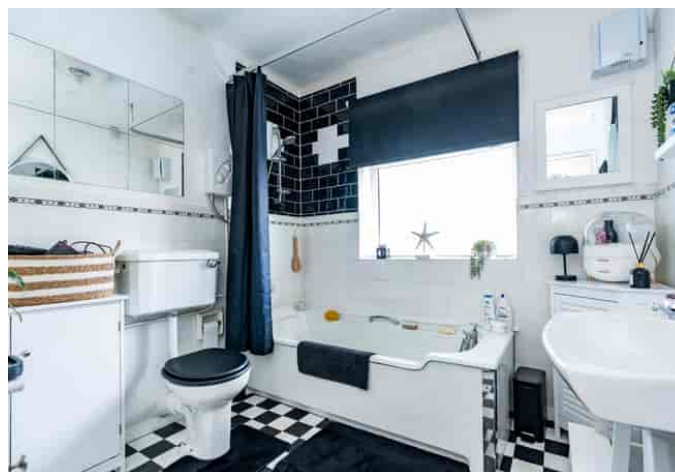
To the front, a dropped kerb leads to the gravelled driveway which provides off road parking. Having low level wall to the front boundary.

REAR GARDEN

The well presented rear garden has been designed with low maintenance in mind and comprises a mixture of large gravelled sections and paved patio seating areas. The garden provides plenty of space for potted plants and shrubs and houses an approximate 8ft x 10ft greenhouse (to be included) as well as a timber garden shed. The garden also houses two brick built stores, each with lighting within. The garden is fully enclosed by a mixture of wall and fencing and is served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.



**SHARMAN
BURGESS** Est 1996



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

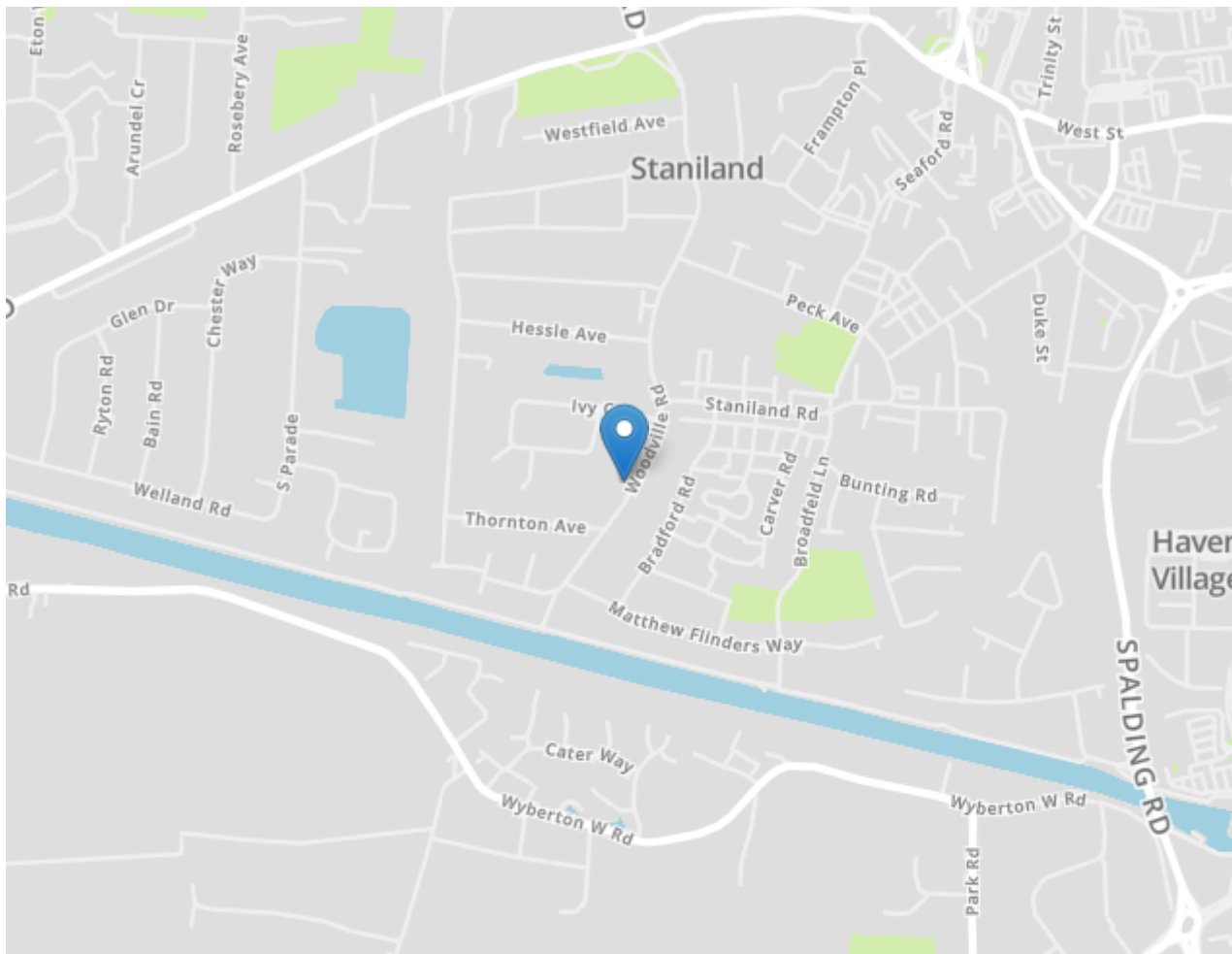
AGENT'S NOTES

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.

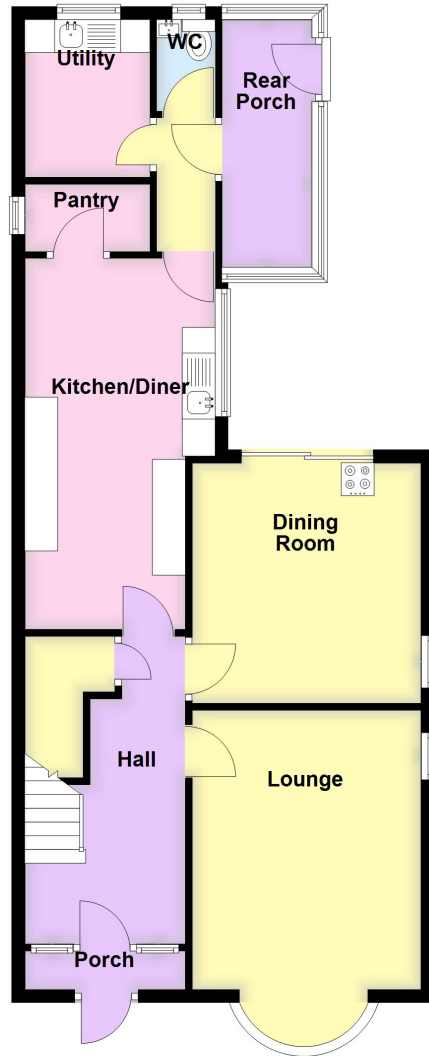
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

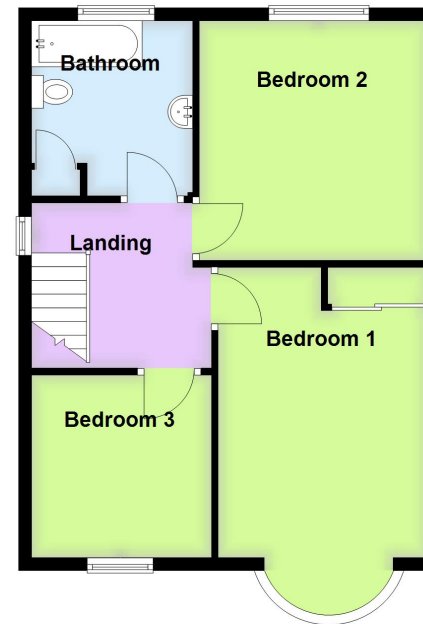


SHARMAN BURGESS

Ground Floor
Approx. 73.5 sq. metres (791.7 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 122.7 sq. metres (1320.5 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC