



£169,950

58 Manor Gardens, Boston, Lincolnshire PE21 6JJ

SHARMAN BURGESS

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£169,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, staircase leading off, built-in cloak cupboard with hanging rail and gas meter within.

LOUNGE

16'9" (maximum) x 13'0" (maximum into recess) (5.11m x 3.96m)
Having window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point, feature open fireplace with tiled hearth and blockwork surround.

A semi-detached property situated in a highly sought after cul-de-sac location close to Boston Town Centre, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, modern kitchen, dining/garden room, ground floor cloakroom, three bedrooms to the first floor and a modern family bathroom. Further benefits include a driveway and garage, enclosed rear garden and gas central heating.



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KITCHEN

13'0" (maximum into entrance area) x 7'9" (maximum) (3.96m x 2.36m)
Having roll edge work surfaces with matching upstands, stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and further wall units, space for twin height fridge freezer, plumbing for automatic washing machine, Cuisinmaster Leisure Range cooker with electric hob (to be included in the sale), glass splashback and illuminated fume extractor above, decorative tiled flooring, coved cornice, ceiling recessed lighting, obscure glazed window to side elevation, understairs storage cupboard, open plan through to dining room/sun lounge. Door to: -

GROUND FLOOR CLOAKROOM

Having WC, wash hand basin with tiled splashback, obscure glazed window to rear elevation, radiator, ceiling light point.

DINING ROOM/GARDEN ROOM

11'6" (maximum) x 6'3" (maximum) (3.51m x 1.91m)
Having dual aspect windows, entrance door, decorative tiled flooring, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, coved cornice, ceiling light point, built-in boiler cupboard housing the gas central heating boiler and slatted linen shelving within.

BEDROOM ONE

14'8" (maximum into recess) x 8'0" (measurement taken to built-in wardrobe) (4.47m x 2.44m)
Having window to front elevation, radiator, coved cornice, ceiling light point, fitted chest of drawers to recess, built-in wardrobes to one wall with hanging rails and shelving within.



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BEDROOM TWO

10' 0" (maximum) x 10' 0" (maximum into entrance area) (3.05m x 3.05m)

Window to rear elevation, radiator, coved cornice, ceiling light point, recessed storage area with hanging rail within.

BEDROOM THREE

7' 9" (maximum) x 6' 0" (maximum) (2.36m x 1.83m)

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

BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, heated towel rail, built-in storage cupboard, obscure glazed window to rear elevation, coved cornice, ceiling recessed lighting.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking and extends to the left hand side of the property and gives vehicular access to the garage. The property benefits from a well maintained front garden.

SINGLE GARAGE

Having up and over door, served by power and lighting.

REAR GARDEN

Having paved seating area leading to the remainder which is laid to lawn, with flower and shrub borders.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENT'S NOTE

Prospective purchasers should be aware that the property has suffered a degree of fire and smoke damage and is to be sold in its current condition and has been priced taking this into account.

REFERENCE

05012026/29627039/WOR



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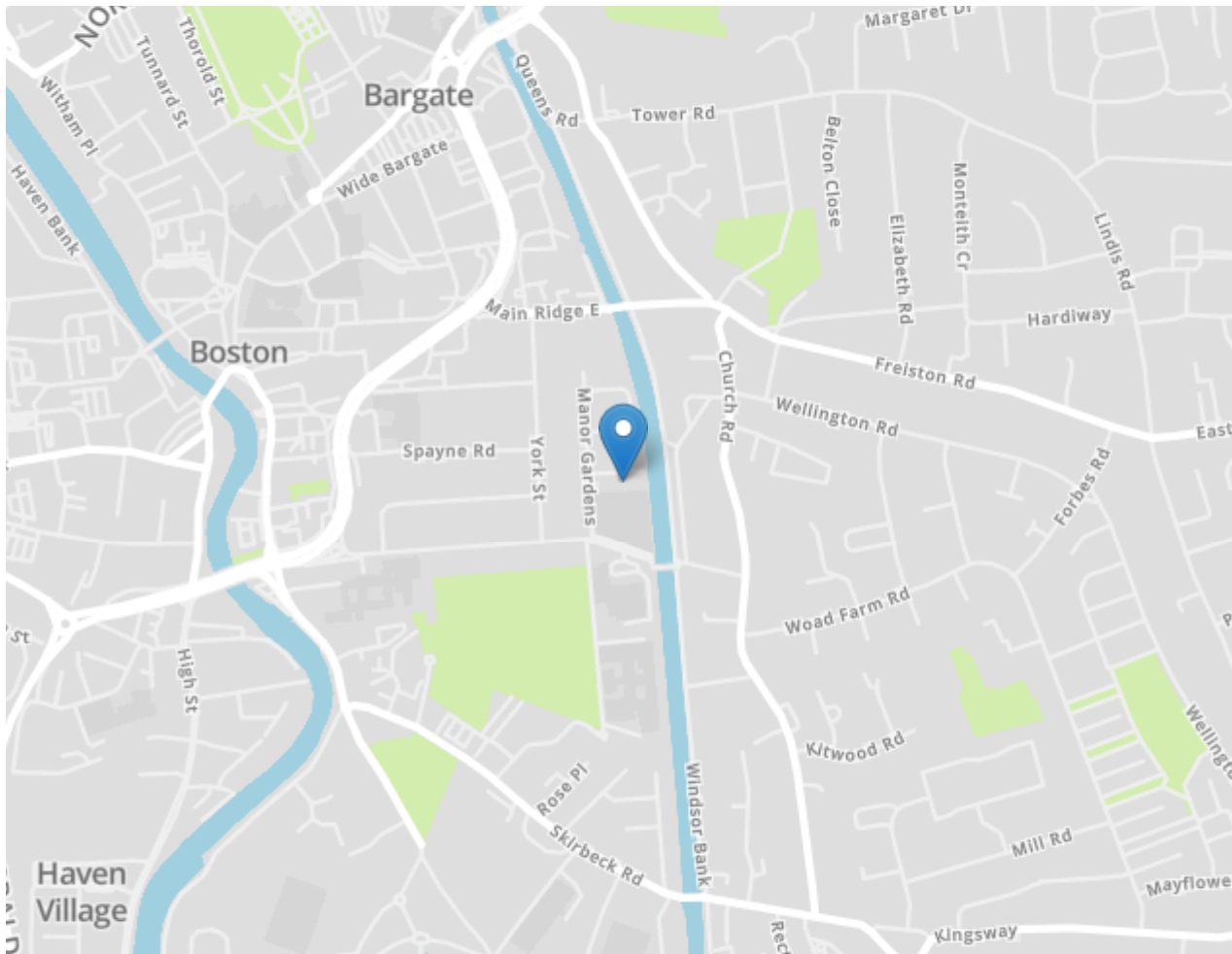
AGENT'S NOTES

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.

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.

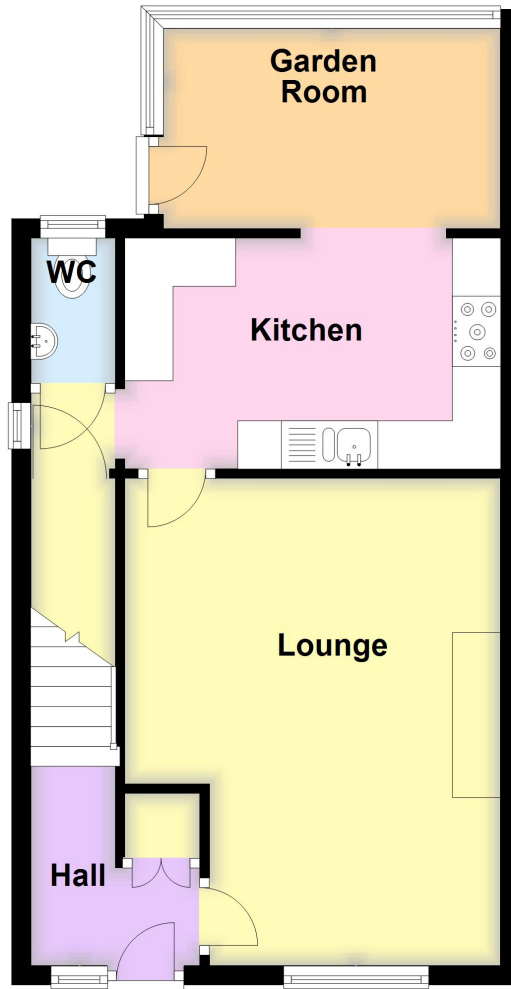
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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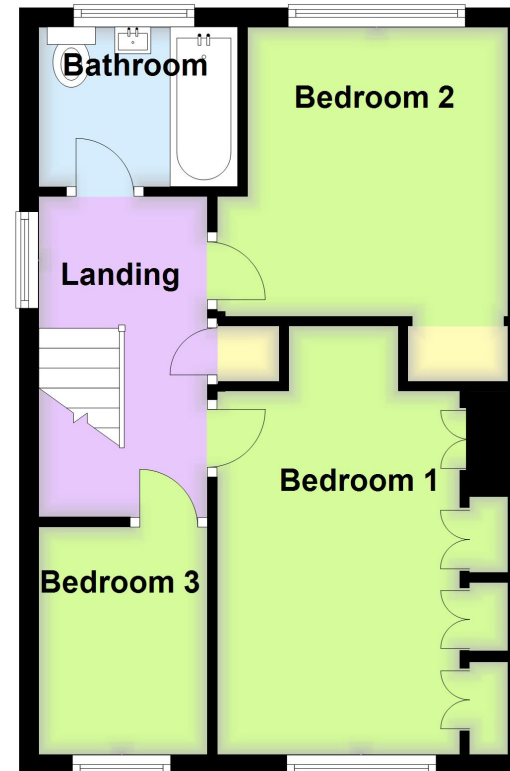
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.5 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		79
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	