



£189,950

2 Alder Grove, Boston, Lincolnshire PE21 0DB

SHARMAN BURGESS

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PE21 0DB
£189,950 Freehold

ACCOMMODATION

ENTRANCE LOBBY

8' 5" x 5' 10" (2.57m x 1.78m)

Having partially obscure glazed side entrance door, wall mounted light, coved cornice, personnel door to garage, further partially glazed door through to: -

ENTRANCE HALL

Having staircase rising to first floor, under stairs storage cupboards, dado rail, radiator, coved cornice, ceiling light point.

Situated in a fantastic position in a sought after residential location is this semi-detached home, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance lobby, entrance hall, lounge diner, conservatory, kitchen, three bedrooms to the first floor and a shower room. Further benefits include front and rear gardens, gas central heating and a single garage.



SHARMAN BURGESS



LOUNGE DINER

23' 4" (maximum) x 11' 9" (maximum at the widest point) (7.11m x 3.58m)

Having bow window to front elevation, radiator, coved cornice, two ceiling light points, TV aerial point, gas fire with fitted inset and hearth and display surround, sliding patio doors through to -

CONSERVATORY

9' 8" x 7' 7" (2.95m x 2.31m)

Of timber and double glazed construction with polycarbonate roof. Having two radiators, two wall light points, sliding doors to rear garden.

KITCHEN

10' 4" x 8' 9" (3.15m x 2.67m)

Having counter tops with stainless steel sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, space for electric cooker, window to rear elevation, rear entrance door, coved cornice, ceiling light point, wall mounted Potterton gas central heating boiler.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, coved cornice, built-in double airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

12' 3" (maximum) x 11' 3" (maximum) (3.73m x 3.43m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 3" (maximum) x 9' 0" (measurement taken to built-in wardrobes) (3.43m x 2.74m)
Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall with sliding doors and hanging rail and shelving within.

BEDROOM THREE

7' 7" x 6' 9" (2.31m x 2.06m)

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

SHOWER ROOM

Being fitted with a three piece suite comprising shower with wall mounted electric Mira shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC, radiator, coved cornice, ceiling light point, tiling to approximately half height to the majority of the walls, obscure glazed window to rear elevation, coved cornice, ceiling light point, radiator.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn, interspersed by four trees and benefitting from flowering plant and shrub borders. The garden is served by an outside light. Gated access leads to the rear garden.

GARAGE

16' 1" (maximum) x 8' 3" (maximum) (4.90m x 2.51m)

Having up and over door, widow to side elevation, served by power and lighting.

REAR GARDEN

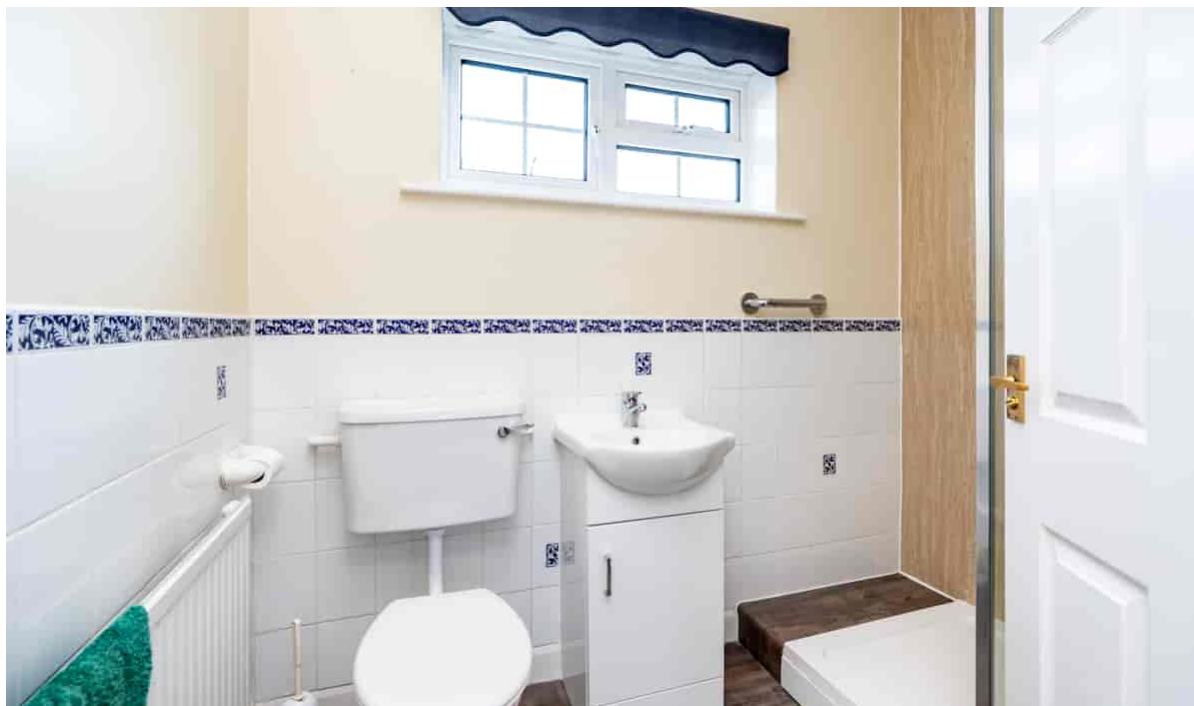
The rear garden benefits from paved seating areas, a section of lawn and well stocked flower and shrub borders. An archway with flowering rose growing over leads to a rear section of garden, previously used for the cultivation of fruit and vegetables. This area houses a timber store shed and glasshouse. The garden is enclosed by fencing and served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

28052025/29061167/WRO



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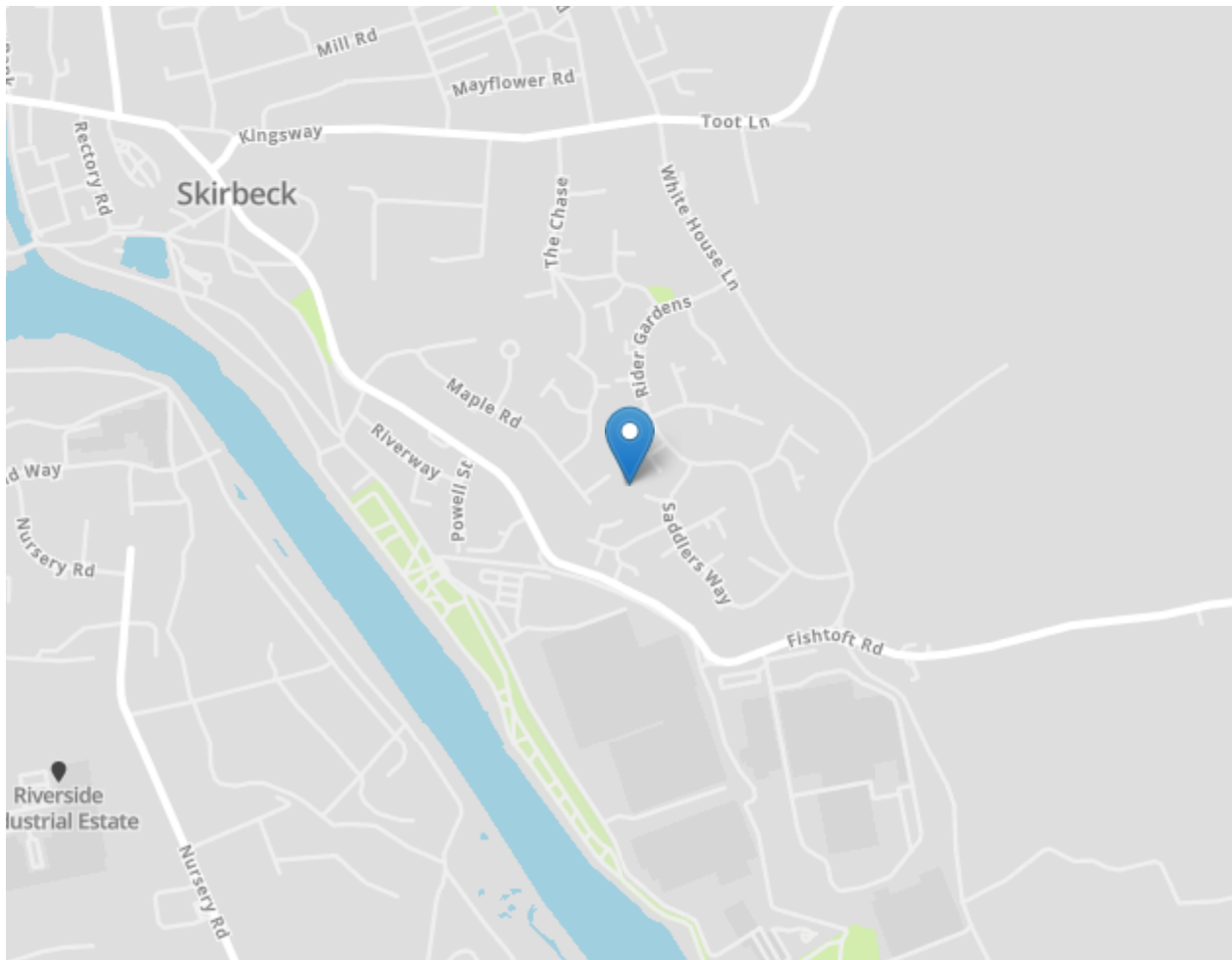
AGENT'S NOTES

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.

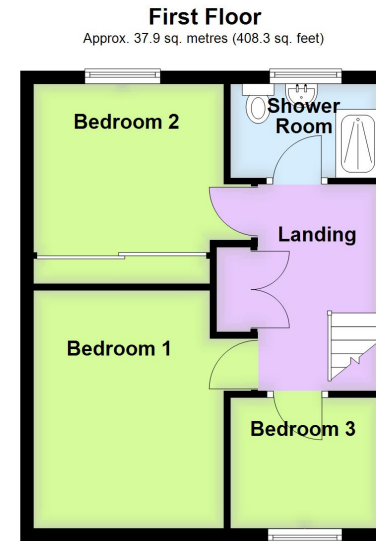
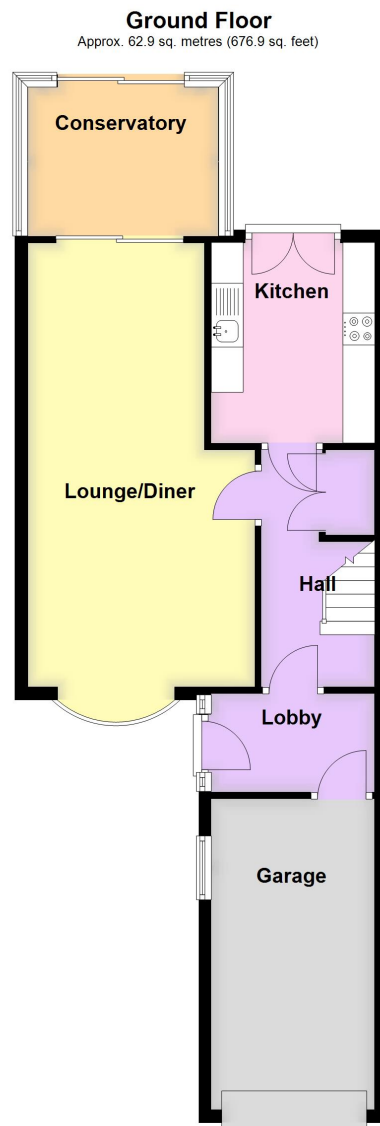
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Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority.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



Total area: approx. 100.8 sq. metres (1085.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC