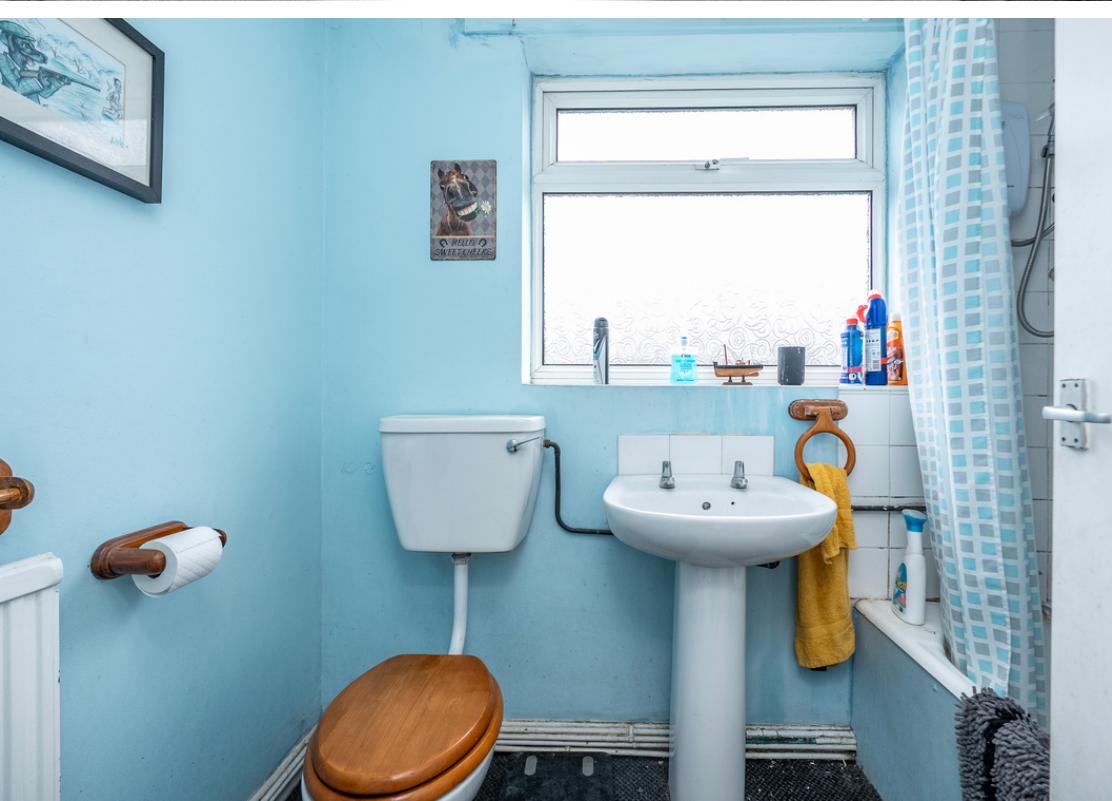




£107,500

9 Hospital Lane, Boston, Lincolnshire PE21 9BY

SHARMAN BURGESS





A semi-detached house situated close to the Pilgrim Hospital and Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance porch, inner lobby, ground floor bathroom, kitchen, dining room, lounge and two bedrooms arranged off a first floor landing. Further benefits include a driveway, gas central heating, uPVC double glazing and enclosed low maintenance courtyard style garden to the rear.

ACCOMMODATION

SIDE ENTRANCE PORCH

7' 9" x 5' 3" (2.36m x 1.60m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having entrance door, served by power and wall mounted lighting.

INNER LOBBY

Having ceiling light point, built-in boiler cupboard housing the combination gas central heating boiler.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising bath with wall mounted electric shower above, pedestal wash hand basin, WC, radiator, obscure glazed window to rear elevation, ceiling light point.

KITCHEN

8' 0" x 7' 10" (2.44m x 2.39m)

Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, range of base level storage units, drawer units and further wall units, plumbing for automatic washing machine, space for gas cooker, space for fridge or freezer, window to rear elevation, ceiling light point.

DINING ROOM

9' 2" x 12' 2" (maximum including staircase) (2.79m x 3.71m)

Having two windows through to entrance porch, radiator, ceiling light point, staircase leading off.

LOUNGE

11' 0" x 12' 1" (maximum including chimney breast) (3.35m x 3.68m)

Having window to front elevation, radiator, coved cornice, ceiling light point, exposed brickwork fireplace with space for ornamental or electric fire, housing for TV to the left hand side of the chimney breast.

FIRST FLOOR LANDING

Having light point.

BEDROOM ONE

12' 1" (maximum including chimney breast and into recess) x 11' 1" (3.68m x 3.38m)

Having window to front elevation, radiator, ceiling light point, access to loft space.

BEDROOM TWO

9' 2" (with reduced head height) x 9' 6" (2.79m x 2.90m)

Having window to side elevation, ceiling light point.

EXTERIOR

To the front, the property is approached over a dropped kerb, leading to a driveway which provides off road parking. A garage door leads to an open sided car port which provides a covered outdoor space and is served by an outside tap. This then leads to the rear courtyard style garden which is enclosed by a mixture of wall and fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

28012026/29897018/KYL

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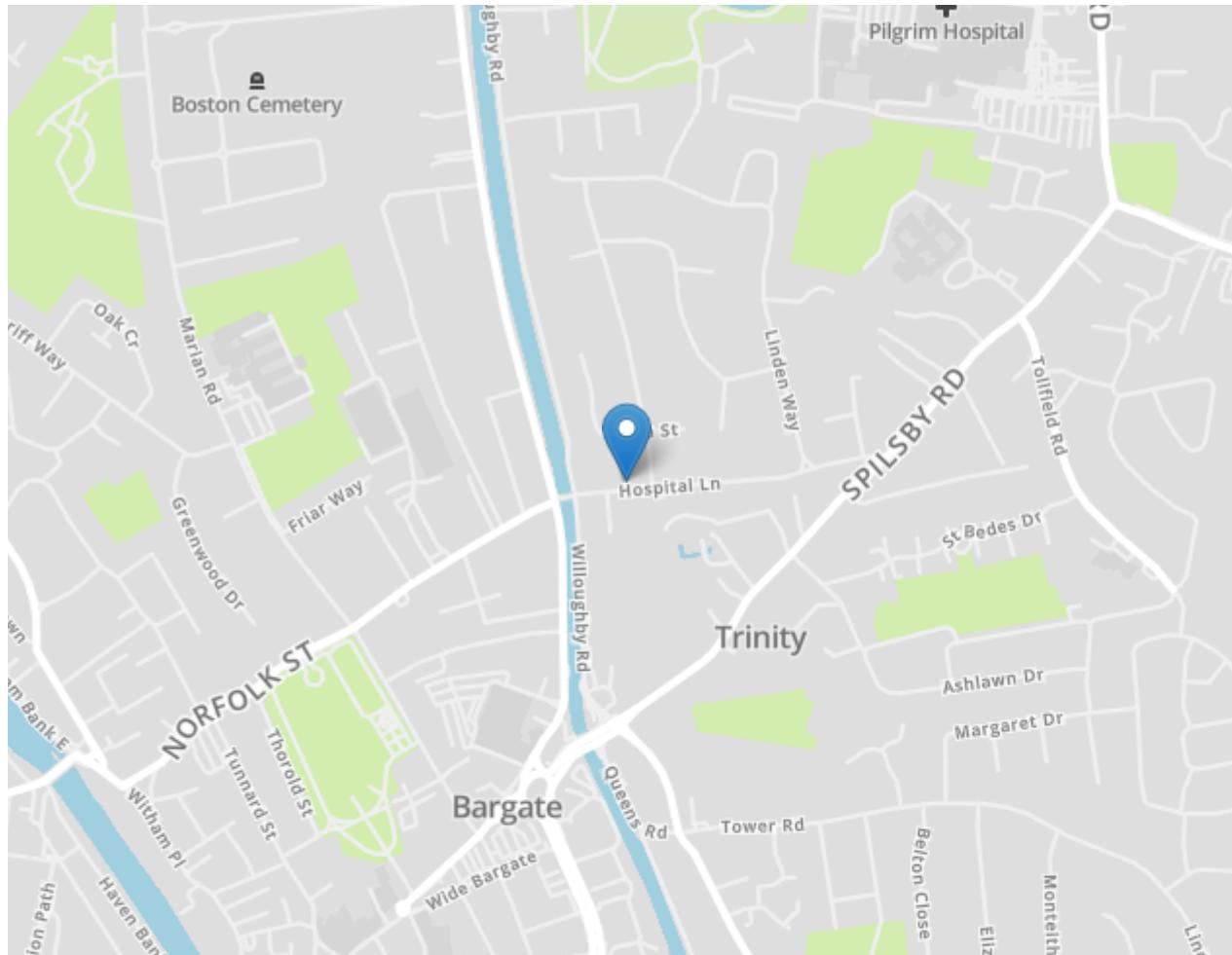
AGENT'S NOTES

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.

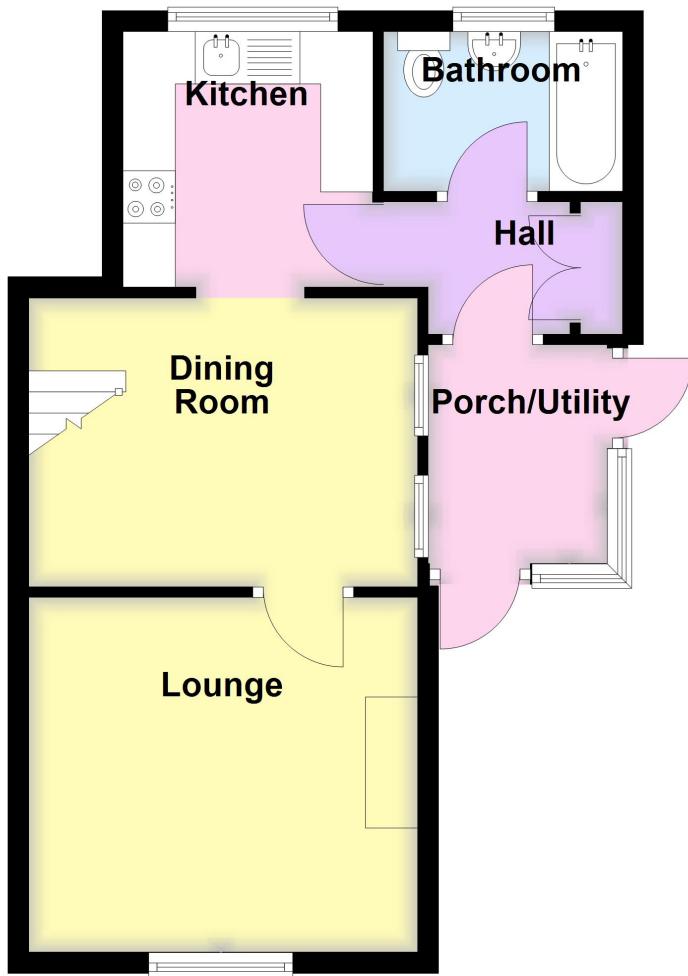
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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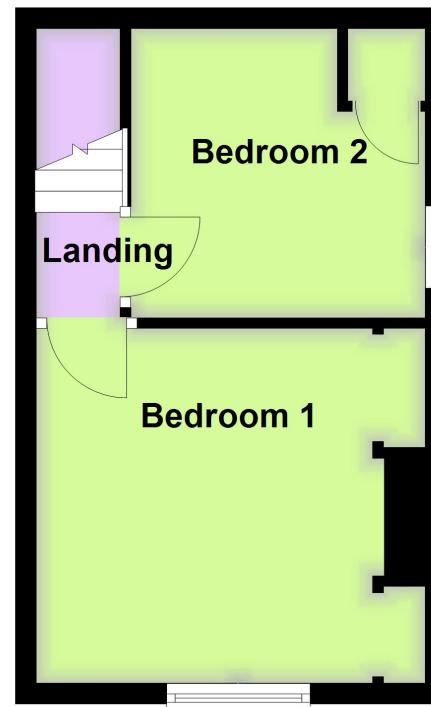
Ground Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



Total area: approx. 63.1 sq. metres (678.7 sq. feet)

**SHARMAN
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