



**£169,950**

36 Peck Avenue, Boston, Lincolnshire PE21 8DG

**SHARMAN BURGESS**



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PE21 8DG  
£169,950 Freehold**

A sizeable family home having been extended to the rear to the ground floor, to provide the property with a large kitchen diner. Accommodation comprises an entrance hall, lounge, large kitchen diner, utility room, three bedrooms to the first floor and a first floor shower room. Further benefits include uPVC double glazing, gas central heating and good sized garden to the rear.

**ACXCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, staircase leading off, window to front aspect, radiator, ceiling light point.

**LOUNGE**

18' 2" (maximum including chimney breast) x 14' 6" (maximum)  
(5.54m x 4.42m)

Having window to front aspect, sliding patio door leading to rear garden, radiator, ceiling light point, additional wall light points, TV aerial point, wiring for satellite TV.

**KITCHEN DINER**

Comprising: -



**SHARMAN BURGESS**





#### **DINING AREA**

11' 9" x 8' 9" (3.58m x 2.67m)

Having ceiling light point, radiator, under stairs storage cupboard with wall mounted shelving within.

#### **KITCHEN AREA**

12' 7" x 10' 7" (3.84m x 3.23m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, range of base level storage units, drawer units and matching wall units, space for electric cooker, space for twin height fridge freezer, window to side aspect, obscure glazed entrance door, ceiling light point.

#### **UTILITY ROOM**

Having tiled flooring, window to rear aspect, space for fridge or freezer, plumbing for automatic washing machine, wall light point.

#### **FIRST FLOOR LANDING**

With window to rear aspect, access to roof space, ceiling light point, radiator.

#### **BEDROOM ONE**

16' 7" (maximum) x 8' 9" (maximum) (5.05m x 2.67m)

Having window to front aspect, radiator, ceiling light point.

#### **BEDROOM TWO**

11' 7" (maximum to built-in wardrobes) x 8' 10" (maximum) (3.53m x 2.69m)

Having window to rear aspect, radiator, ceiling light point, built-in wardrobe housing the wall mounted Worcester combination gas central heating boiler, built-in wardrobe proving storage.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM THREE

9' 0" (maximum) x 8' 9" (maximum) (2.74m x 2.67m)

Having window to front aspect, radiator, picture rail, ceiling light point.

### SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within and fitted shower screen. Tiled flooring, obscure glazed window to rear aspect, coved cornice, ceiling light point, fully tiled walls.

### EXTERIOR

To the front, the property benefits from a low maintenance gravelled front garden with low level brick wall to the front boundary.

To the rear, the property benefits from a good sized garden which has been altered with low maintenance in mind by the current Vendor. The garden comprises large paved sections providing seating space and gravelled borders. The garden is enclosed to the majority by fencing and hedging and is served by outside lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected to the property.

### REFERENCE

07022024/27271616/BAS





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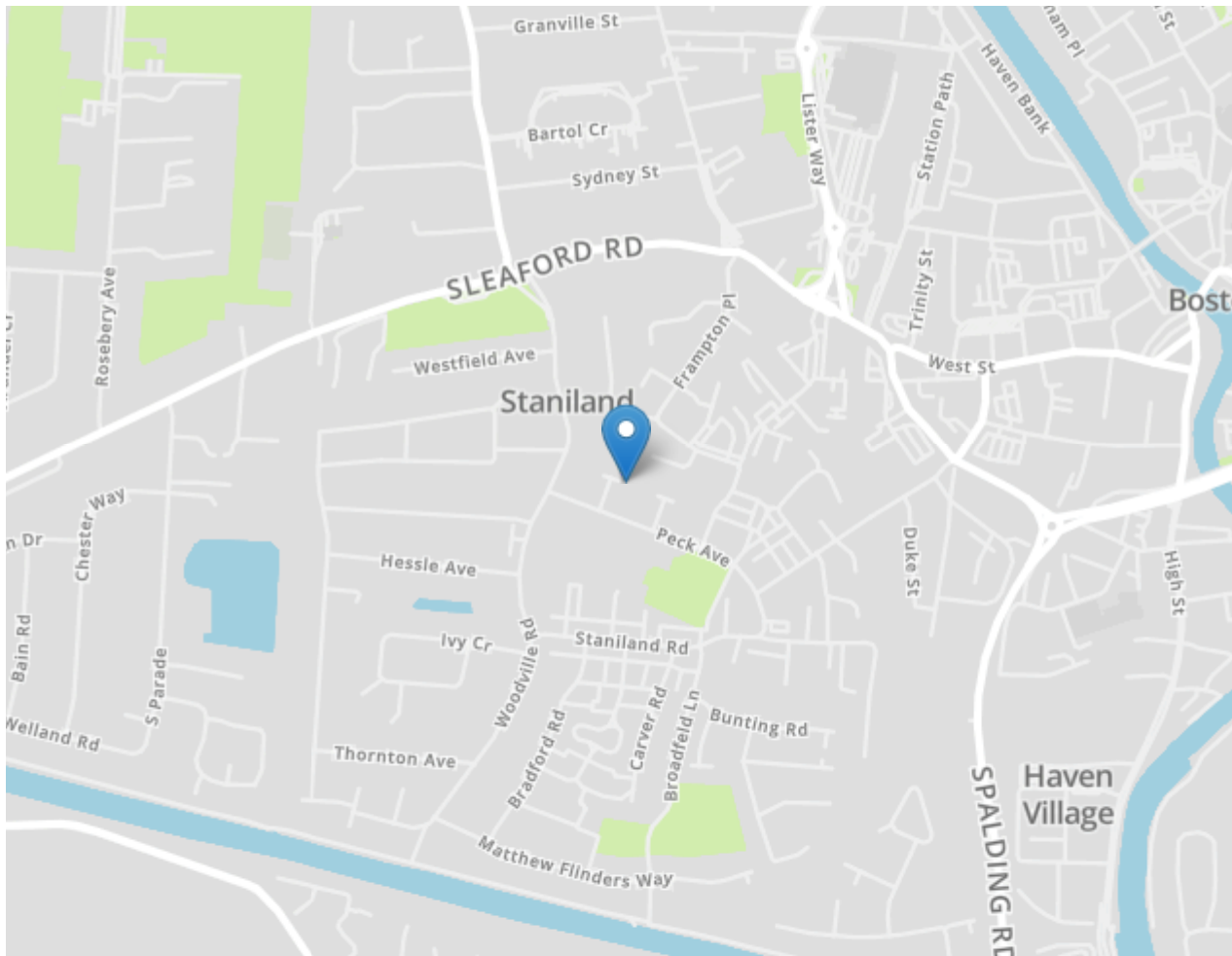
## AGENT'S NOTES

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.



**SHARMAN BURGESS**



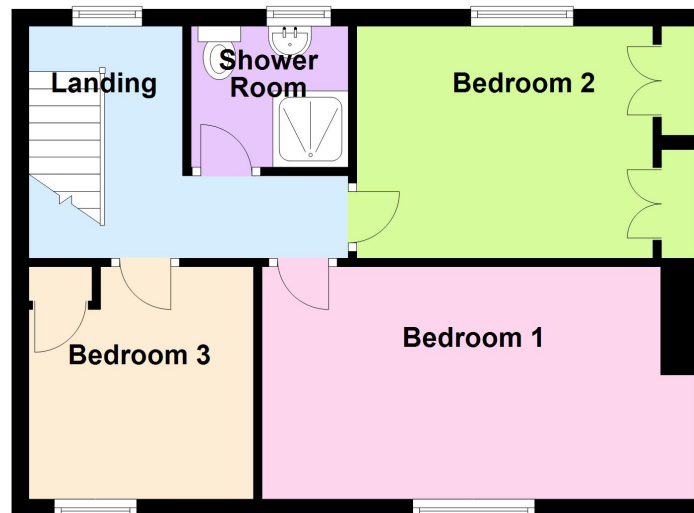
### Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	