



**£175,000**

3 Hessle Drive, Boston, Lincolnshire PE21 8BZ

**SHARMAN BURGESS**

**3 Hessle Drive, Boston, Lincolnshire**  
**PE21 8BZ**  
**£175,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door with obscure glazed windows above and to the side, radiator, wall mounted Hive central heating thermostat, staircase rising to first floor landing, ceiling light point.

**GROUND FLOOR CLOAKROOM**

Having a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC. Walls tiled to approximately half height, ceiling light point, obscure glazed window.

A semi-detached property with good sized approximately westerly facing rear garden with lake views beyond, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, two reception rooms, ground floor cloakroom and kitchen. To the first floor are three bedrooms and a family bathroom. Further benefits include a good sized driveway, single garage and gas central heating.



**SHARMAN BURGESS**



### LOUNGE

14' 0" (maximum measurement into bay window) x 11' 9" (maximum measurement including chimney breast) (4.27m x 3.58m)  
Having feature bay window to front aspect, ceiling light point, radiator, TV aerial point, wall mounted gas fire.

### LIVING ROOM

11' 9" (maximum measurement including chimney breast) x 14' 0" (3.58m x 4.27m)  
Having sliding patio doors leading to the rear garden, radiator, ceiling light point, TV aerial point, wiring for satellite TV, space for electric fireplace.

### KITCHEN

15' 2" x 5' 6" (4.62m x 1.68m)  
Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for tumble dryer, space for gas cooker, tiled flooring, radiator, coved cornice, ceiling light point, additional ceiling mounted strip light, dual aspect windows, side entrance door, wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

Having window to side aspect, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

14' 0" (maximum measurement) x 9' 1" (measurement taken to built-in wardrobes) (4.27m x 2.77m)

Having window to rear aspect enjoying views over the garden and lake beyond, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within, airing cupboard with hot water cylinder and slatted linen shelving within.

### BEDROOM TWO

11' 10" (maximum measurement) x 11' 10" (maximum measurement) (3.61m x 3.61m)

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

### BEDROOM THREE

9' 6" x 6' 9" (2.90m x 2.06m)

Having window to rear aspect enjoying views over the garden and lake beyond, radiator, coved cornice, ceiling light point.

### FAMILY BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above. Obscure glazed window to front aspect, ceiling light point, radiator, fully tiled walls.

### EXTERIOR

To the front, the property benefits from wrought iron double gates leading to a driveway which extends to the left hand side of the property providing off road parking as well as vehicular access to the garage. The front garden is laid to low maintenance gravel.

The rear garden, being a particular feature of this property, benefits from a pleasant approximately westerly facing aspect and initially comprises a paved seating area with mature flower and shrub borders and separate sections of shaped lawn. Towards the rear are some raised vegetable beds and a 6ft x 6ft (approx measurements) glasshouse which is to be included within the sale. The garden is enclosed to the majority by fencing and is served by an external tap and lighting.

### GARAGE

18' 9" x 9' 4" (5.71m x 2.84m)

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

### SERVICES

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

### REFERENCE

15012024/27151911/FRA



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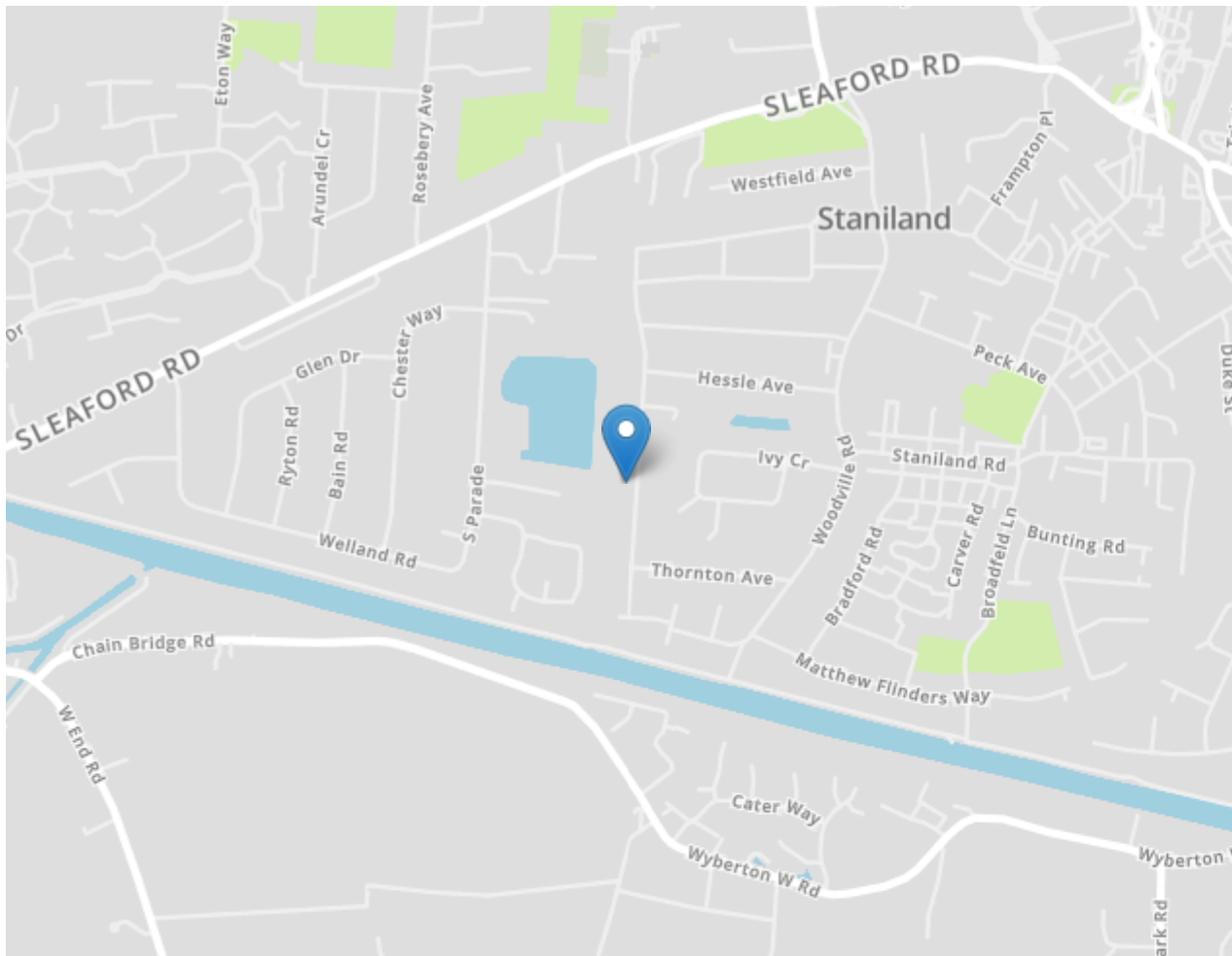
## AGENT'S NOTES

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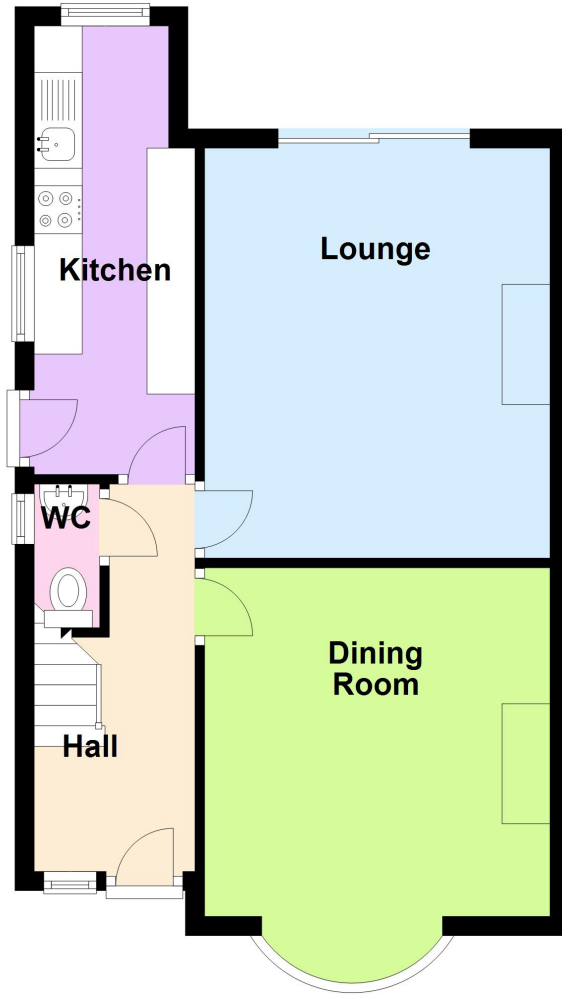
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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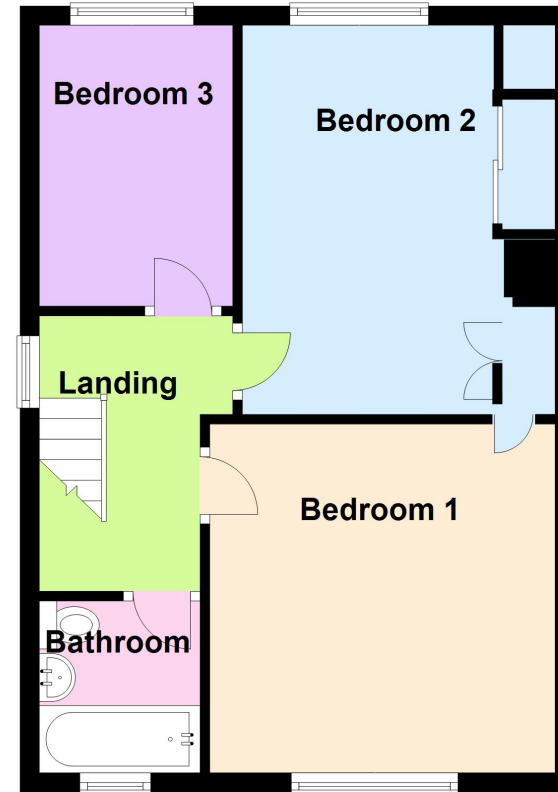
## Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 85.3 sq. metres (917.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	