



£399,950

32a Garfits Lane, Boston, Lincolnshire PE21 7EX

SHARMAN BURGESS

**32a Garfits Lane, Boston, Lincolnshire
PE21 7EX
£399,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

8' 5" (maximum) x 8' 2" (maximum) (2.57m x 2.49m)

Having partially obscure glazed entrance door, staircase leading off, radiator, wall mounted lighting, wall mounted central heating thermostat.

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising walk-in shower area with wall mounted mains fed shower, push button WC, wash hand basin with mixer tap, tiled floor, fully tiled walls, window to front elevation, ceiling recessed lighting, extractor fan, heated towel rail.



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LOUNGE

13' 6" (maximum at widest point) x 18' 6" (maximum)
(4.11m x 5.64m)

Having window to front elevation, sliding patio doors leading out the the rear garden, radiator, wall mounted lighting, TV aerial point, feature fireplace with tiled hearth and exposed brickwork surround and open fire set within. Glazed double doors through to: -

DINING ROOM

11' 10" (maximum) x 16' 3" (3.61m x 4.95m)

Having feature windows to rear elevation overlooking the garden, radiator, picture rail, ceiling light point.

BREAKFAST KITCHEN

9' 7" (maximum) x 11' 9" (2.92m x 3.58m)

Having counter tops, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching wall units with under cupboard lighting, integrated dishwasher, integrated fridge, additional marble worktop providing breakfast bar, integrated wine cooler, four ring induction hob with fume extractor above, integrated oven and grill with warming tray beneath and additional combi oven above, window to front elevation, tiled floor, ceiling light point.



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UTILITY ROOM

15' 8" x 5' 7" (4.78m x 1.70m)

Having dual aspect windows, tiled floor, two radiators, two ceiling light points, rear entrance door, counter top with concealed space for washing machine and vented tumble dryer beneath, wall mounted display cabinets, personnel door to garage, radiator.

OFFICE/GROUND FLOOR BEDROOM FOUR

10' 5" x 11' 2" (3.17m x 3.40m)

Window to rear elevation, radiator, coved cornice, ceiling light point, sliding doors through to a walk-in storage area.

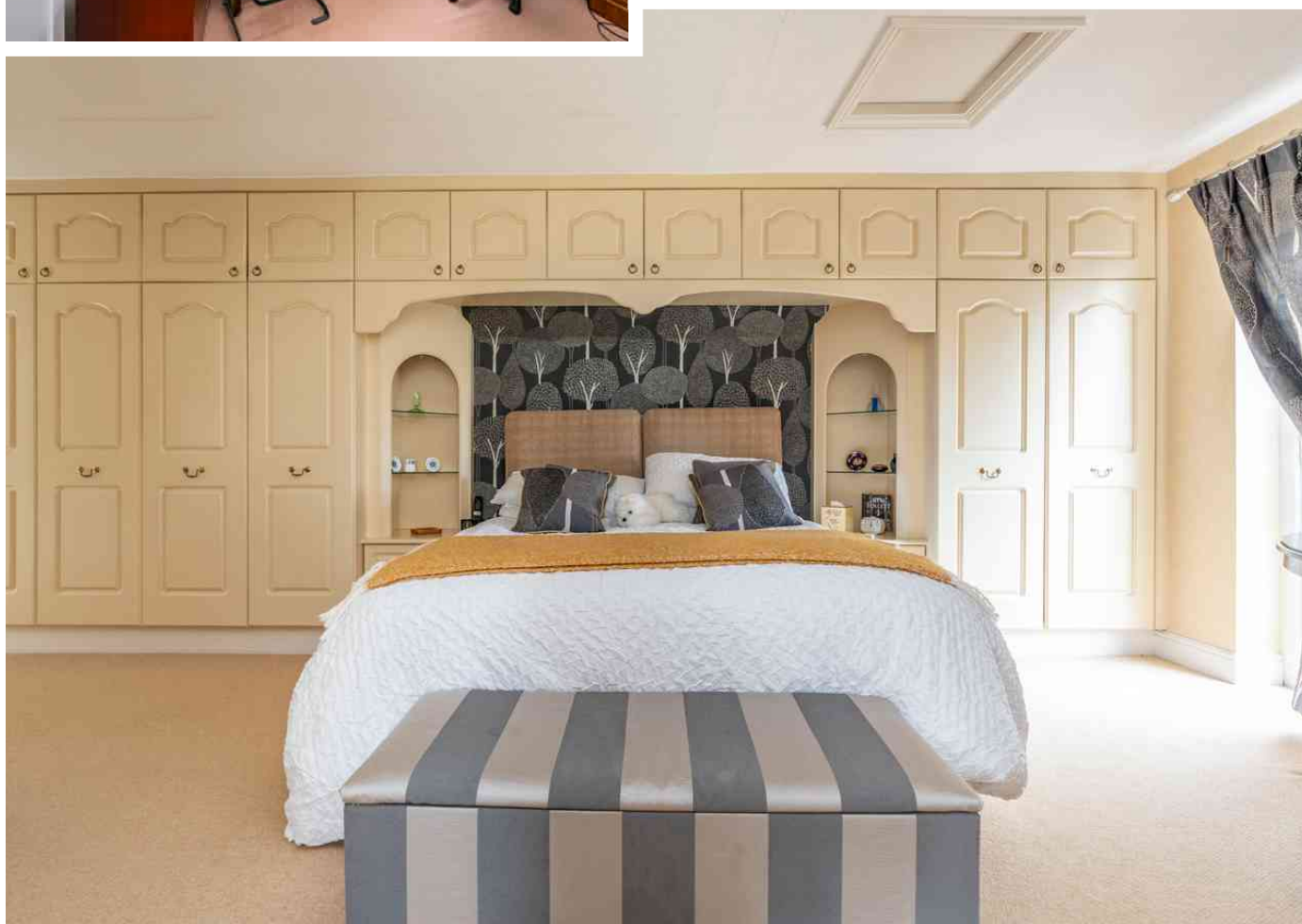
FIRST FLOOR LANDING

Having two windows to rear elevation overlooking the garden, ceiling mounted lighting, eaves storage space, radiator, double airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

22' 9" (maximum) x 17' 2" (maximum) (6.93m x 5.23m)

A large bedroom suite benefitting from a range of fitted bedroom furniture comprising bedside drawers, bedside shelving, wardrobes with hanging rails within and overhead storage lockers and a built-in dressing table. An obscure glazed door leads out to a small first floor balcony which has previously had steps leading down to the side of the property. Window to side elevation, radiator, access to roof space, door to: -



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising walk-in shower area with wall mounted shower, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, window to rear elevation, radiator, ceiling light point, extractor fan.

BEDROOM TWO

13' 9" (maximum with reduced head height) x 9' 3" (maximum including built-in wardrobe) (4.19m x 2.82m)

Having dual aspect windows, radiator, ceiling light point, additional wall mounted lighting above the bed area, into eaves loft access, range of built-in furniture comprising wardrobes with hanging rails and shelving within.

BEDROOM THREE

11' 7" (maximum) x 10' 6" (maximum taken into window) (3.53m x 3.20m)

Having window to front elevation, radiator, ceiling light point, into eaves storage, built-in shelving, built-in wardrobe with hanging rail within.

FAMILY BATHROOM

7' 9" (maximum) x 11' 6" (maximum) (2.36m x 3.51m)

Having window to front elevation, WC with concealed cistern, wash hand basin with vanity unit beneath, panelled bath with mixer tap, decorative tiled floor, fully tiled walls, ceiling light point, additional lighting above the WC and sink area, heated towel rail.



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EXTERIOR

The property sits on a plot of approximately 0.65 Acres (s.t.s) and is approached over a long driveway which provides ample off road parking and hardstanding for numerous vehicles as well vehicular access to the double garage with workshop.

DOUBLE GARAGE

16' 7" (maximum) x 15' 9" (5.05m x 4.80m)

Having up and over door, window to side elevation, ceiling mounted lighting, wall mounted Worcester gas combination central heating boiler. Open plan through to: -

WORKSHOP

15' 9" (maximum) x (maximum) 14' 8" (4.80m x 4.47m)

Having window to rear elevation, ceiling mounted lighting, fitted workbench.

REAR GARDEN

A particular feature of this property are the large established approximate south facing gardens which extend the rear and comprise large sections of undulating grass flanked on either side by mature beds and borders containing a variety of flowering plants, shrubs and trees. The garden also benefits from paved patio seating areas providing entertaining space, with storage areas within and a extending rectangular shade sail with fitted posts (to be included in the sale). To the right hand side of the property, additional access allows smaller vehicles to enter the garden should access be required. The properties boundaries are denoted by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

27112024/28477035/WRI



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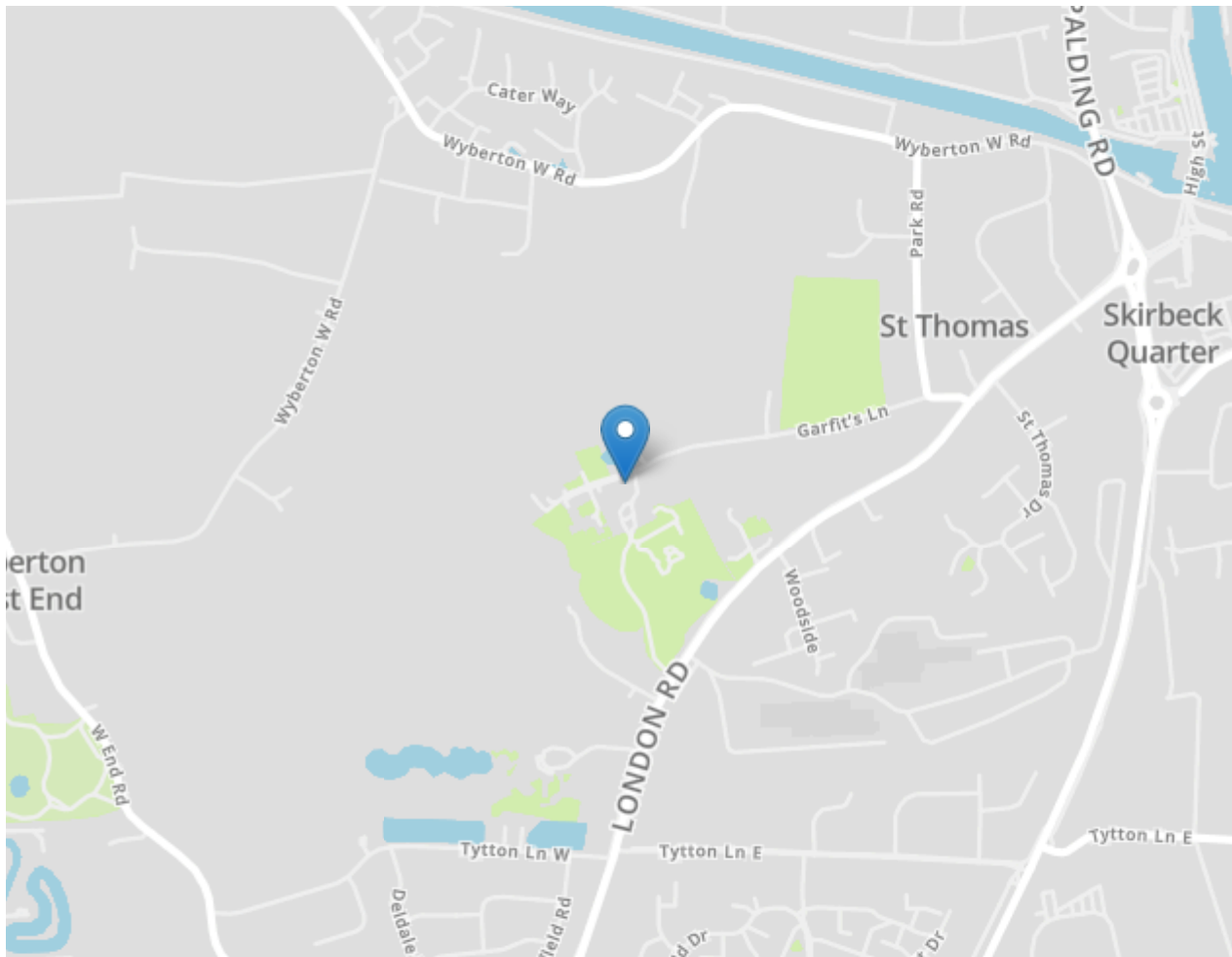
AGENT'S NOTES

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.

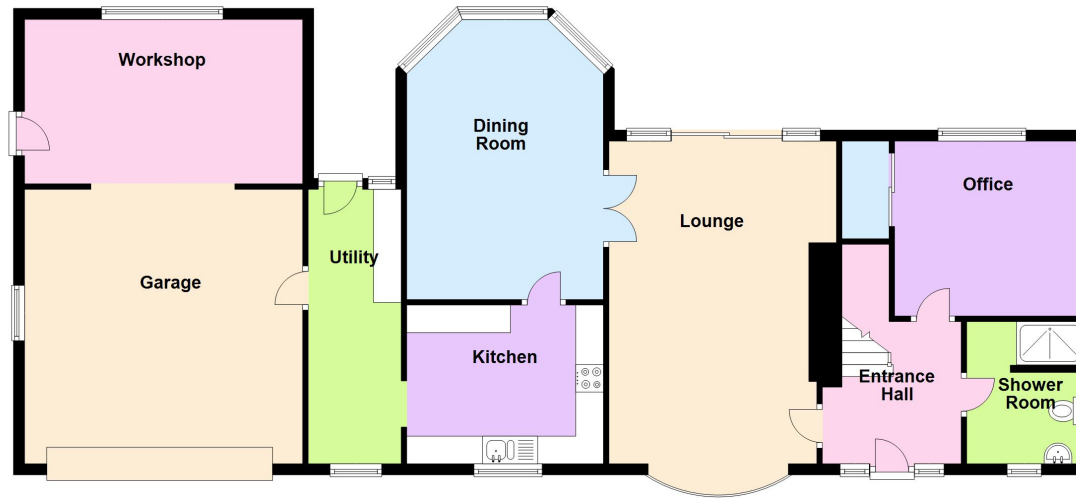
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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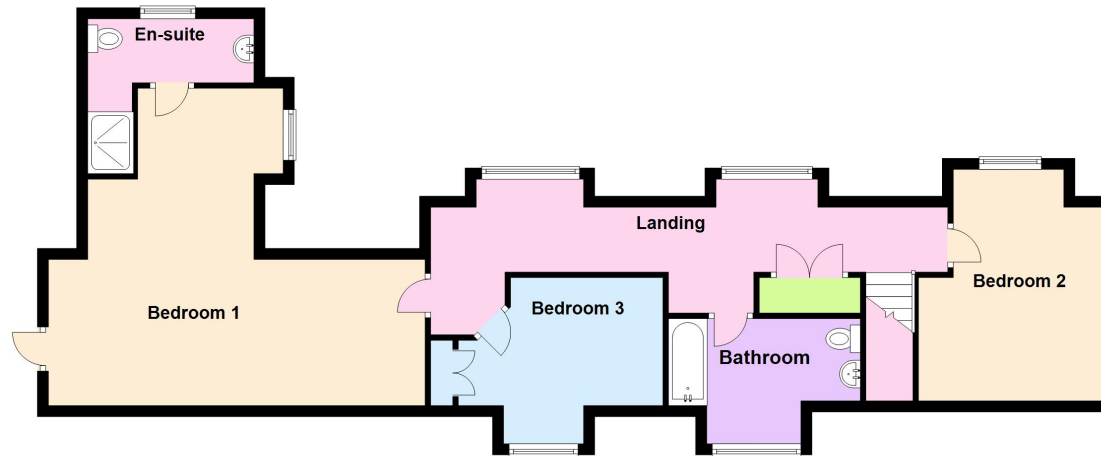
Ground Floor

Approx. 128.3 sq. metres (1381.3 sq. feet)



First Floor

Approx. 81.0 sq. metres (871.9 sq. feet)



Total area: approx. 209.3 sq. metres (2253.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	