



£339,000

144 Horncastle Road, Boston, Lincolnshire PE21 9HX

SHARMAN BURGESS

**144 Horncastle Road, Boston, Lincolnshire
PE21 9HX
£339,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure front entrance door, staircase rising to first floor landing, range of pull out under stairs drawers and cupboards providing ideal storage space within. Radiator, coved cornice, ceiling light point, wall mounted NEST gas central heating thermostat.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC, wash hand basin with mixer tap and storage beneath and tiled splash back. Radiator, coved cornice ceiling light point, extractor fan, obscure glazed window to front aspect.

An extremely well presented large modern detached house situated in a highly sought after residential location on the outskirts of Boston. The accommodation comprises an entrance hall, lounge, study, ground floor cloakroom, conservatory, large kitchen diner, utility room, four double bedrooms to the first floor with sizeable en-suite to bedroom one and a further family bathroom. Further benefits include a detached single garage, enclosed rear garden with decked seating areas, gas central heating and uPVC double glazing throughout.



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LOUNGE

14' 5" (maximum measurement) x 13' 0" (maximum measurement) (4.39m x 3.96m)

Having bi-fold doors leading to rear garden, coved cornice, ceiling light point, radiator, TV aerial point, wiring for satellite TV.

KITCHEN DINER

20' 5" x 11' 5" (6.22m x 3.48m)

Having an extensively fitted kitchen comprising a large range of base level storage units, drawer units and larder style units, granite work surfaces to the majority with inset Belfast style sink and mixer tap, tiled splashbacks, integrated dishwasher, Rangemaster range cooker with double oven and grill, five ring gas hob and hot plate (to be included within the sale) and illuminated fume extractor above. Space for twin height fridge freezer, coved cornice, recessed ceiling lighting to kitchen area, further light point above the dining table, radiator, window to front aspect, French doors leading to rear decked area, double doors through to:-

CONSERVATORY

18' 8" x 6' 5" (5.69m x 1.96m)

Of uPVC double glazed construction with polycarbonate roof. Served by wall mounted lighting, power and radiator.



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UTILITY ROOM

Having counter top, stainless steel sink and drainer and mixer tap, base level storage unit, fitted larder style unit, wall mounted unit concealing the wall mounted Glow Worm gas central heating boiler, plumbing for automatic washing machine, coved cornice, ceiling light point, extractor fan, obscure glazed rear entrance door.

STUDY

10' 2" x 7' 1" (3.10m x 2.16m)

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

FIRST FLOOR LANDING

Having window to front aspect, radiator, coved cornice, ceiling light point, access to roof space.

BEDROOM ONE

12' 7" (maximum measurement) x 10' 2" (maximum measurement) (3.84m x 3.10m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, walk-in shower area with fitted screen and wall mounted mains fed shower with oversized shower head within. Radiator incorporating towel rail, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear aspect.





BEDROOM TWO

11' 5" (maximum measurement) x 9' 4" (maximum measurement) (3.48m x 2.84m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

11' 5" (maximum measurement) x 10' 7" (maximum measurement) (3.48m x 3.23m)

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

BEDROOM FOUR

12' 6" (maximum measurement into entrance area) x 10' 0" (maximum measurement) (3.81m x 3.05m)

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

FAMILY BATHROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, P shaped bath with mixer tap and wall mounted mains fed shower above and fitted shower screen. radiator incorporating towel rail, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window to front aspect.



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EXTERIOR

To the front, the property is approached over a block paved driveway providing off road parking. Wrought iron gates lead to the driveway extending to the left hand side of the property which is predominantly laid to slate hardstanding and provides additional parking space as well as vehicular access to the garage. There is a wall to the front boundary and the garden is laid to relatively low maintenance artificial grass and flower and shrub borders. The front garden also houses the bio unit septic tank.

The rear garden is initially laid to an attractive raised decked seating area with feature lighting set within providing outdoor entertaining space. The remainder of the garden is predominantly laid to lawn with slate flower and shrub borders. To the immediate rear of the garage is a further decked seating area with a section of artificial grass. The garden is fully enclosed by fencing and served by external power and lighting.

DETACHED SINGLE GARAGE

Of brick and tiled construction. Having up and over door, personnel door to garden, window, served by power and lighting,

SERVICES

Mains gas, electricity and water are connected to the property. Drainage is to a biodisc septic tank.

REFERENCE

26670406/29082023/ROB



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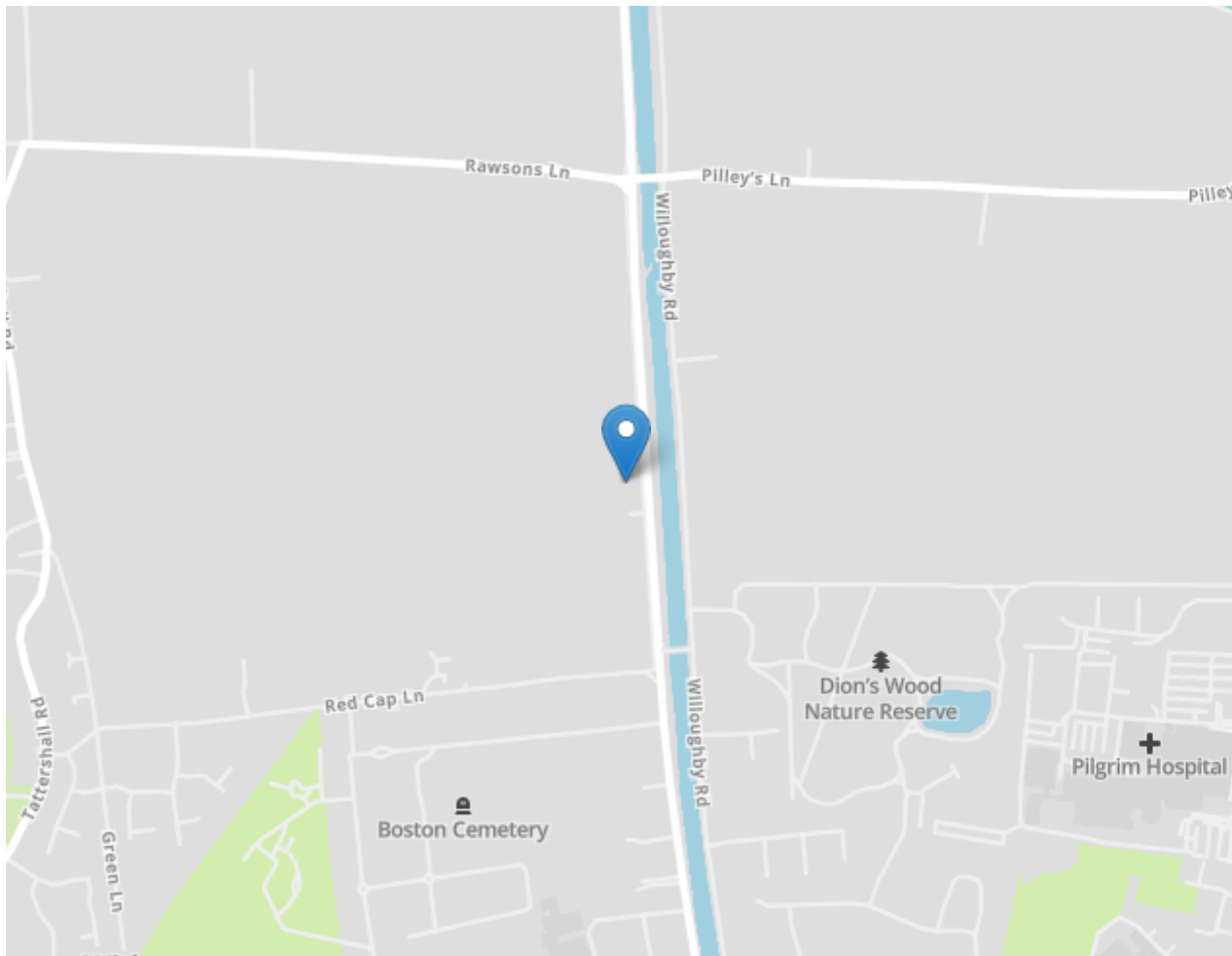
AGENT'S NOTES

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.

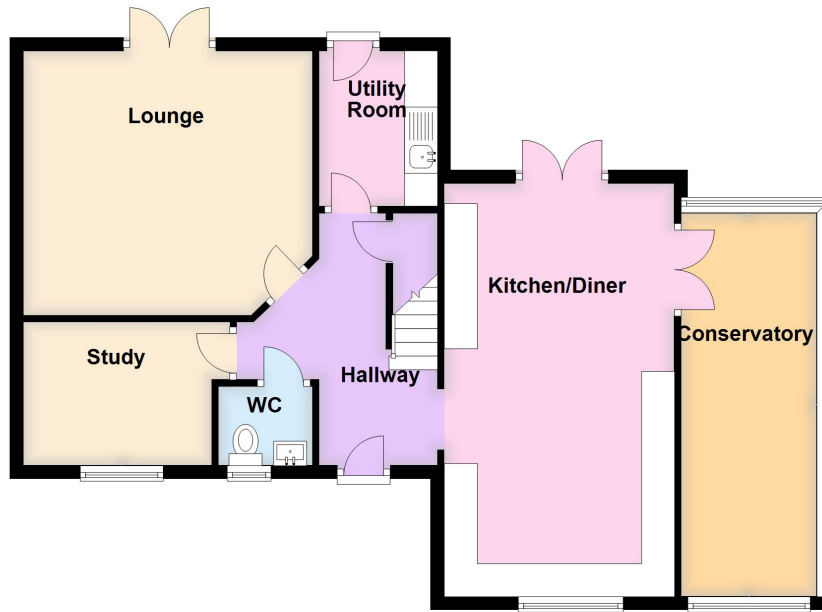
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

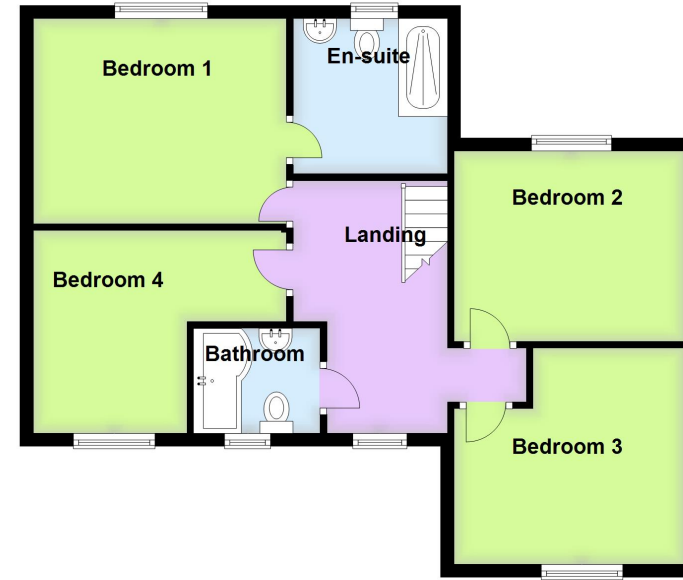


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Ground Floor
Approx. 73.9 sq. metres (795.1 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(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	