



£239,950

42 Margaret Drive, Boston, Lincolnshire PE21 9AL

SHARMAN BURGESS

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PE21 9AL
£239,950 Freehold

ACCOMMODATION

ENTRANCE LOBBY

7' 3" x 3' 4" (2.21m x 1.02m)

Having partially obscure glazed front entrance door, obscure glazed windows to front and side elevations, tiled floor, wall mounted lighting, door to: -

HALLWAY

Having staircase leading off, radiator, coved cornice, ceiling light point, built-in cloak cupboard.

LOUNGE

13' 2" (maximum including entrance area and chimney breast) x 11' 10" (4.01m x 3.61m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, coal effect electric fireplace with fitted hearth and display surround, obscure glazed double doors through to: -

A superb extended semi detached property situated in a highly sought after residential area, within close proximity of Tower Road Academy, Boston High School and the Pilgrim Hospital. The property provides family sized living accommodation comprising an entrance lobby, hallway, lounge, dining room, conservatory, kitchen, utility room, ground floor cloakroom, four double bedrooms to the first floor and family bathroom. Further benefits include a resin driveway, single garage, uPVC double glazing and gas central heating.



SHARMAN BURGESS



DINING ROOM

10' 11" x 10' 11" (3.33m x 3.33m)

Having radiator, coved cornice, ceiling light point, French doors through to: -

CONSERVATORY

14' 0" x 8' 8" (4.27m x 2.64m)

Of brick and uPVC double glazed construction with polycarbonate roof, tiled floor, ceiling mounted lighting.

KITCHEN

11' 0" x 8' 10" (3.35m x 2.69m)

Having a fully fitted kitchen comprising roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, additional drawers and matching eye level wall units with corner display shelving, serving hatch through to dining room, space for standard height fridge or freezer, freestanding electric double oven and grill with four ring gas hob (to be included in the sale) and fume extractor above, wall mounted Worcester gas central heating boiler, window to rear elevation, coved cornice, ceiling light point, tiled floor, understairs storage cupboard. Obscure glazed door to: -

UTILITY ROOM

11' 3" (maximum into recess) x 7' 4" (maximum at widest point) (3.43m x 2.24m)

Having counter top, plumbing for automatic machine, vent for tumble dryer, tiled floor, obscure glazed door leading to the garden, dual aspect windows, ceiling light point, space for twin height fridge freezer, built-in larder cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, WC, tiled floor, ceiling light point.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder with slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 0" (maximum including built-in wardrobes) x 12' 1" (including built-in wardrobes) (3.66m x 3.68m)
Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light point, built-in wardrobes with hanging rails and shelving within.

BEDROOM TWO

12' 0" (maximum) x 11' 0" (maximum) (3.66m x 3.35m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM THREE

16' 4" (including central archway) x 7' 10" (4.98m x 2.39m)
Having two windows to front elevation, radiator, coved cornice, ceiling light point, built-in over bulkhead fitted double wardrobe with hanging rails within and overhead storage locker.

BEDROOM FOUR

15' 0" x 7' 4" (4.57m x 2.24m)
Having dual aspect windows, radiator, coved cornice, two ceiling light points, access to loft space.

FAMILY BATHROOM

5' 7" x 8' 0" (1.70m x 2.44m)
Having WC, pedestal wash hand basin, bath with wall mounted electric shower above and fitted shower screen, extended tiled splashbacks, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation, extractor fan.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a resin driveway which provides off road parking as well as vehicular access to the garage. The front benefits from flower and shrub borders. Gated access leads to the rear.

GARAGE

15' 10" (maximum) x 8' 1" (maximum) (4.83m x 2.46m)
Having roller door, housing the electric fuse box and gas and electric meters.

REAR GARDEN

Being well presented by the current vendors and comprising a paved patio seating area leading to a central lawn section with pathway, sunken pond and flower and shrub borders. Towards the rear of the garden are areas of hardstanding providing suitable seating space and housing a 6ft x 8ft greenhouse (to be included in the sale) and a timber garden shed. The garden is fully enclosed by fencing and served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

10032026/30087649/MAL



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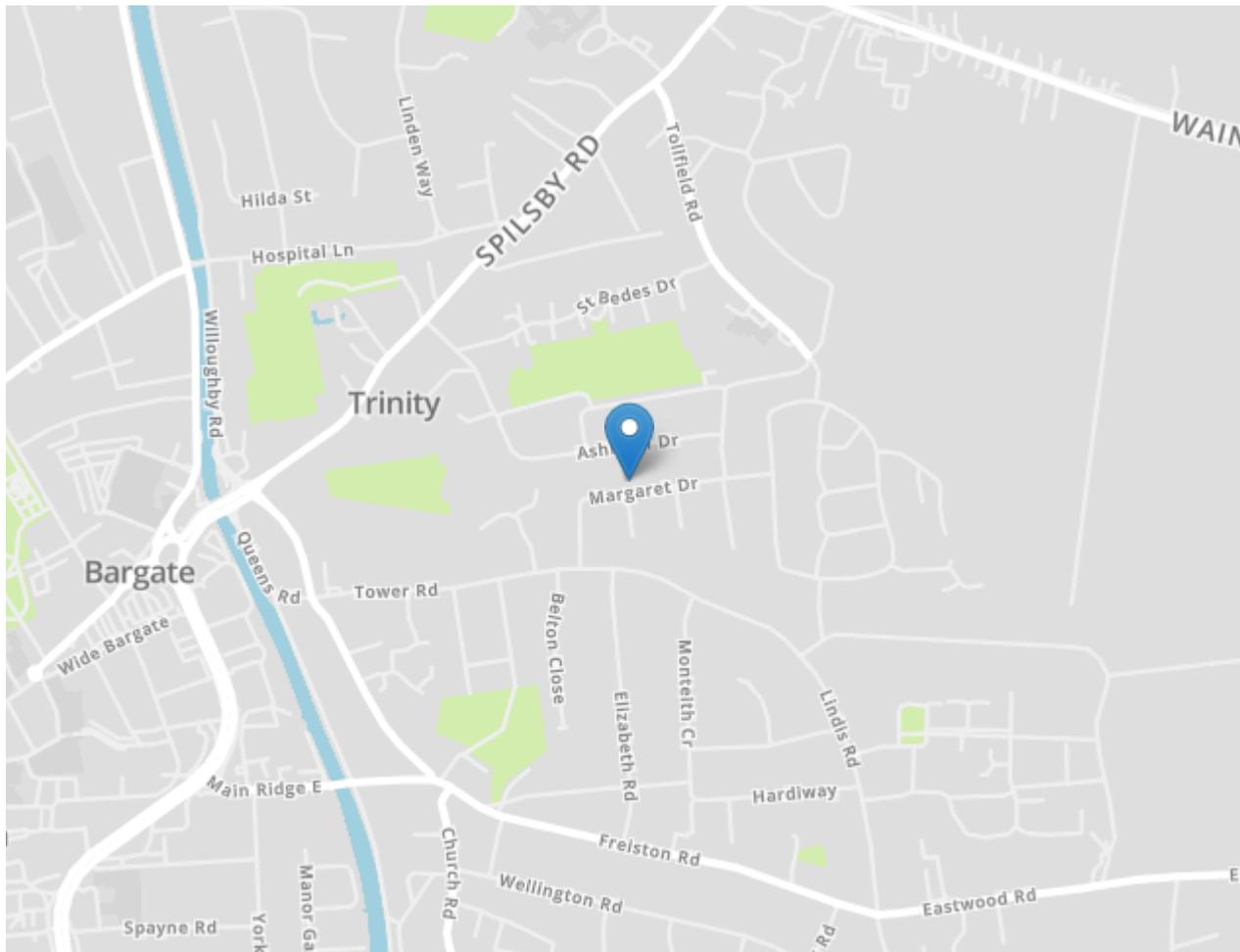
AGENT'S NOTES

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.

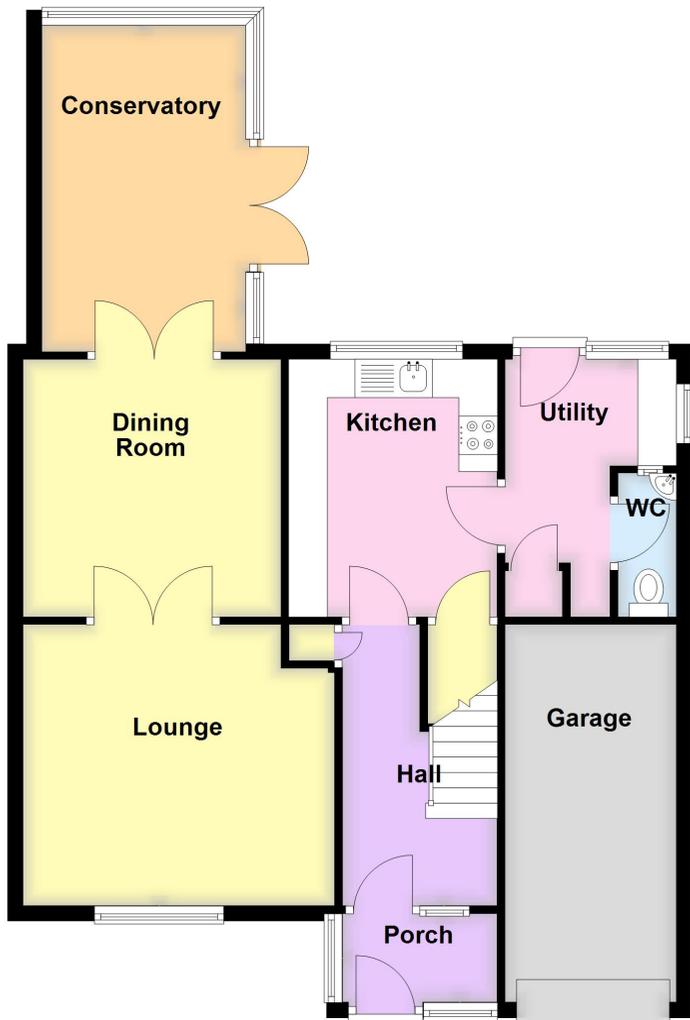
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

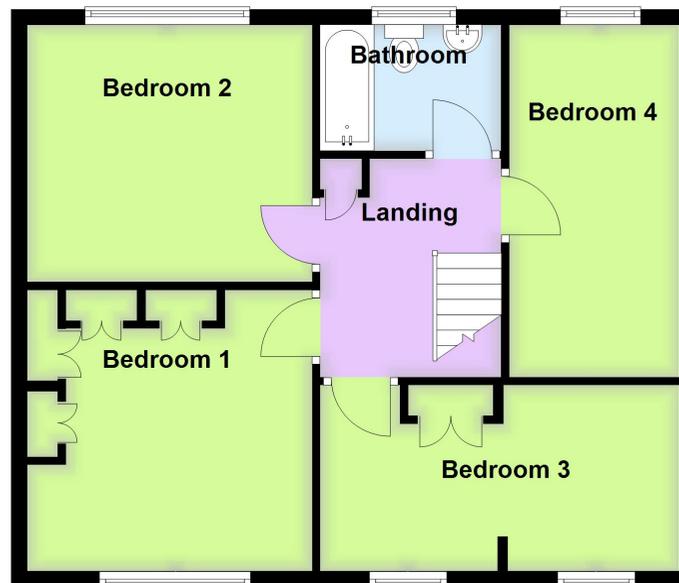


SHARMAN BURGESS

Ground Floor
Approx. 76.8 sq. metres (826.8 sq. feet)



First Floor
Approx. 60.0 sq. metres (645.5 sq. feet)



Total area: approx. 136.8 sq. metres (1472.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	6	
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	