



£139,950

13 Tower Street, Boston, Lincolnshire PE21 8RX

SHARMAN BURGESS

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PE21 8RX
£139,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect laminate flooring, radiator, ceiling light point, staircase rising to first floor.

LOUNGE

12' 4" (maximum including chimney breast) x 14' 2" (maximum including bay window) (3.76m x 4.32m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, fireplace with open flue, TV aerial point.

A superbly presented end of terrace property with charming character, enjoying fantastic views of the 'Boston Stump'. Accommodation comprises an entrance hall, lounge, dining room, kitchen, rear entrance lobby, ground floor modern four piece bathroom and three independent bedrooms arranged off a first floor landing. Further benefits include uPVC double glazing, gas central heating and approximate south facing gardens to the rear.



SHARMAN BURGESS





DINING ROOM

12' 8" (maximum including chimney breast) x 12' 11" (3.86m x 3.94m)

Having wood effect wood laminate flooring, radiator, ceiling light point, ornamental fireplace with decorative tiled hearth, window to rear elevation, under stairs storage cupboard.

KITCHEN

9' 10" (maximum) x 7' 11" (maximum) (3.00m x 2.41m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, space for fridge freezer, window to side elevation, obscure glazed entrance door, wood effect laminate floor, radiator, ceiling light point.

REAR ENTRANCE LOBBY

With wood effect laminate flooring, obscure glazed window to side elevation, counter top with plumbing for dishwasher and washing machine beneath, ceiling light point.

GROUND FLOOR BATHROOM

8' 1" x 6' 9" (2.46m x 2.06m)

Being fitted with a modern four piece suite comprising corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, push button WC, panelled bath, pedestal wash hand basin, tiled floor, fully tiled walls, ceiling light point, obscure glazed window, heated towel rail.



FIRST FLOOR LANDING

Having ceiling light point, built-in over stairs storage cupboard.

**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 7" (maximum) x 11' 11" (maximum) (4.45m x 3.63m)

Having two windows to front elevation, radiator, ceiling light point.

BEDROOM TWO

10' 7" (maximum including chimney breast) x 12' 10" (maximum) (3.23m x 3.91m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM THREE

9' 11" x 8' 0" (3.02m x 2.44m)

Having window to rear elevation, radiator, ceiling light point, concealed gas central heating boiler.

EXTERIOR

To the front, the property benefits from low level privet hedging to the front boundary, with wrought iron gate and pathway leading to the front entrance door.

REAR GARDEN

The property benefits from an approximate south facing rear garden which is split into two sections. The first section is laid to low maintenance concrete providing a court yard garden. Gated access leads through to the remainder which is predominantly laid to lawn, with gravelled borders. Within the garden is a:-

BRICK BUILT OUTBUILDING

Currently providing storage but with possible potential for conversion (s.t.p.p) to an office or hobby room.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

15042025/28967329/ROL



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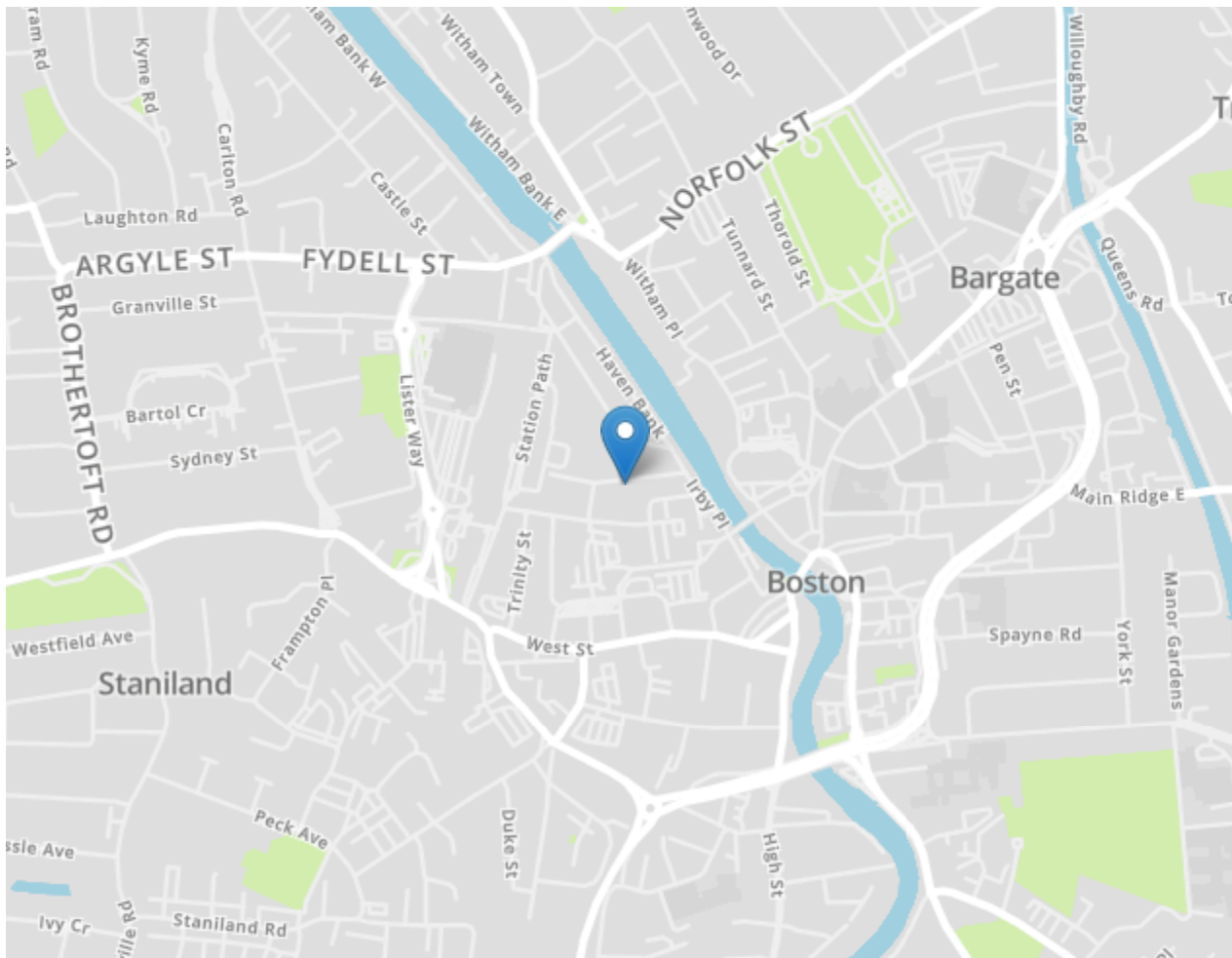
AGENT'S NOTES

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.

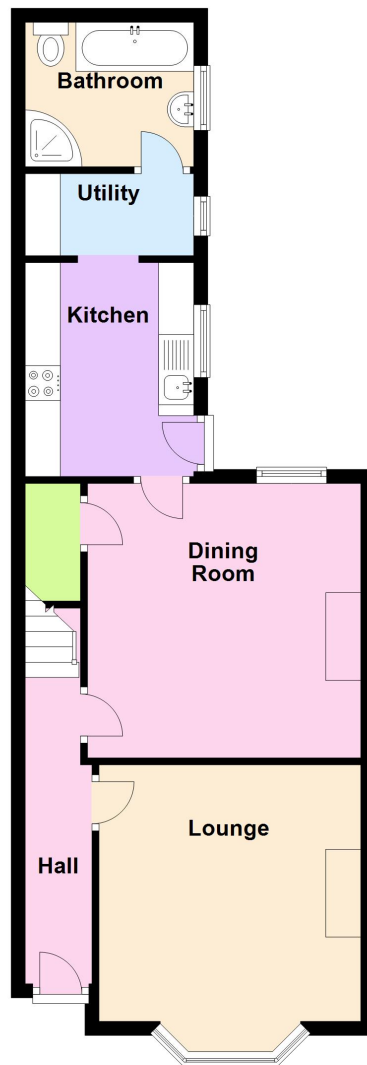
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

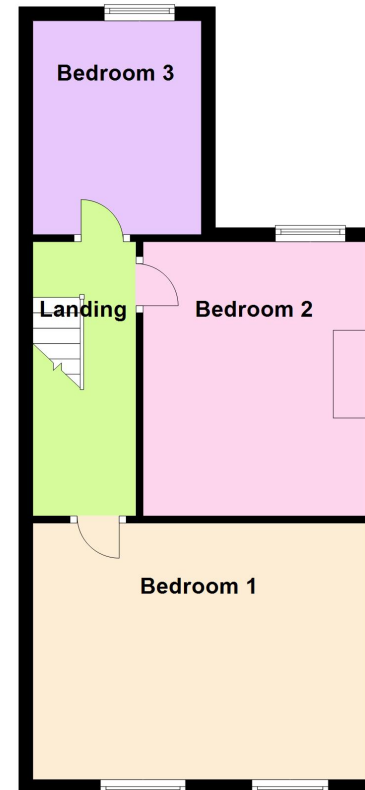


SHARMAN BURGESS

Ground Floor
Approx. 52.2 sq. metres (561.7 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC