



£215,000

8 De Montfort Gardens, Boston, Lincolnshire PE21 0HG

SHARMAN BURGESS

**8 De Montfort Gardens, Boston, Lincolnshire
PE21 0HG
£215,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, wood effect laminate flooring, radiator, ceiling light point, wall mounted coat hooks, electric fuse box.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, extractor fan, ceiling light point, radiator.

A good sized modern semi-detached property in a highly sought after location. Accommodation comprises an entrance hall, cloakroom, open plan living spaces including lounge and kitchen diner areas, three bedrooms to the first floor, family bathroom and en-suite shower room to bedroom one. Further benefits include larger than usual driveway, single garage, gas central heating, uPVC double glazing and enclosed garden to the rear. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

16' 4" (maximum) x 10' 9" (maximum) (4.98m x 3.28m)

Having wood laminate flooring, dual aspect windows, radiator, ceiling light point, TV aerial point, open plan through to: -

KITCHEN DINER

Having roll edge work surfaces with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated dishwasher, plumbing for washing machine, integrated oven and grill, four ring induction hob with stainless steel splashback and illuminated stainless steel fume extractor above, space for twin height fridge freezer, concealed Ideal gas central heating boiler, tiled floor, radiator, two ceiling light points, window to rear elevation, French doors leading to the rear garden.

FIRST FLOOR RADIATOR

Having radiator, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder within.

BEDROOM ONE

14' 0" (maximum into entrance area) x 12' 0" (4.27m x 3.66m)

Having window to front elevation, ceiling light point, radiator, built-in wardrobe with sliding mirrored doors and hanging rail and shelving within. Door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower within and bi-fold door, tiled splashbacks, heated towel rail, obscure glazed window to front elevation, ceiling light point, extractor fan.



**SHARMAN
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BEDROOM TWO

8' 11" (maximum) x 8' 9" (maximum) (2.72m x 2.67m)

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

BEDROOM THREE

9' 5" (maximum) x 8' 3" (maximum) (2.87m x 2.51m)

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

FAMILY BATHROOM

Having push button WC, wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment, tiled splashbacks, heated towel rail, ceiling light point, obscure glazed window, extractor fan.

EXTERIOR

To the front, the property is approached over a majority block paved driveway which provides off road parking as well as vehicular access to the garage. There is a lawned front garden and paved access leading to the front entrance door.

GARAGE

18' 6" x 9' 9" (5.64m x 2.97m)

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

REAR GARDEN

Initially comprising a fantastic covered seating area providing entertaining space, leading to the remainder of the garden which is predominantly laid to lawn. To the rear of the garage is a further decked seating area and the rear section of the garden is currently used for the cultivation of vegetables and houses an approximate 8ft x 12ft greenhouse (to be included in the sale). The garden is fully enclosed and served by outside tap and lighting.

AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge for the upkeep and maintenance of unadopted green spaces, roads, walkways and communal areas. The 2024 payment was £199.50.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

07052025/29058691/KAC



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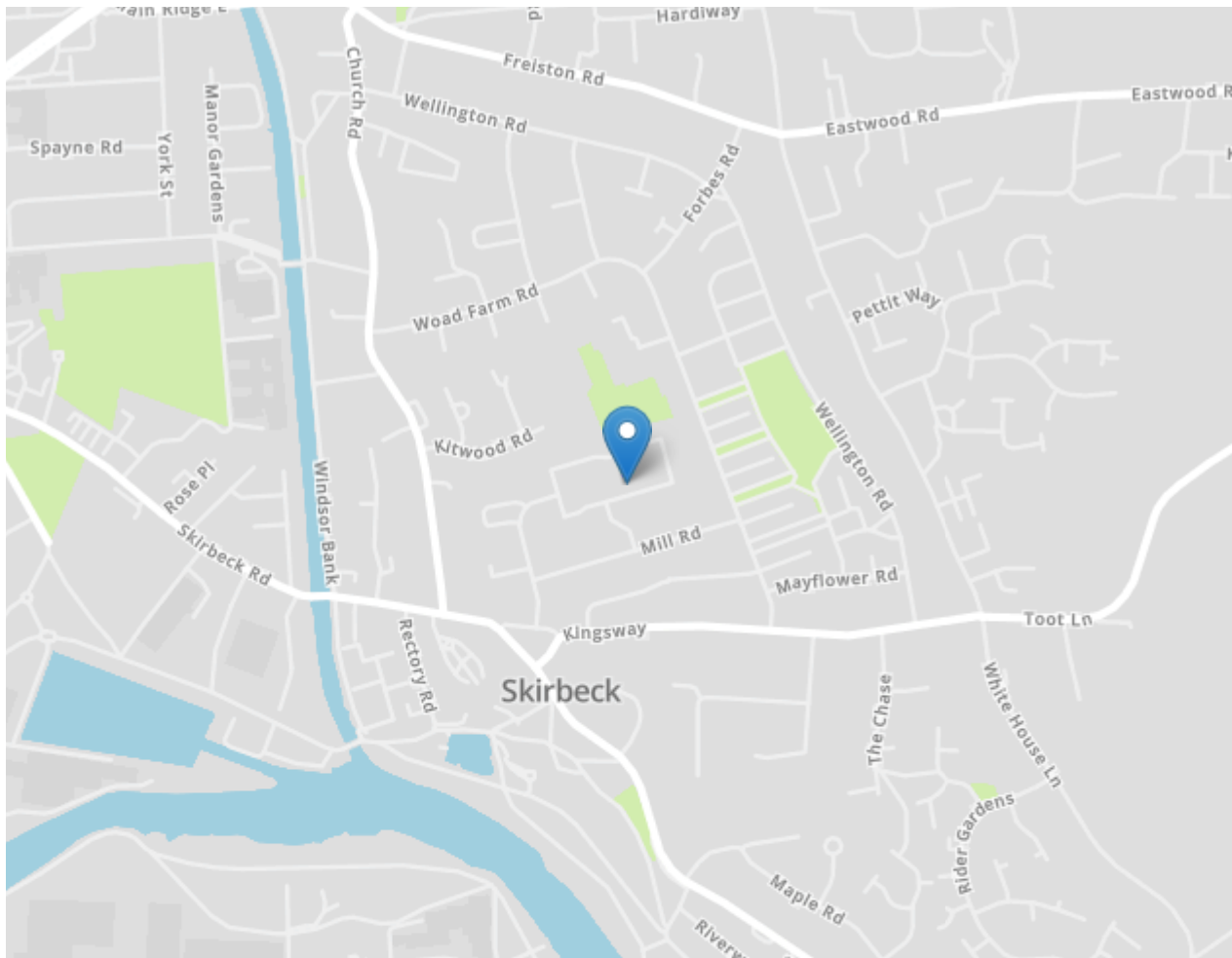
AGENT'S NOTES

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.

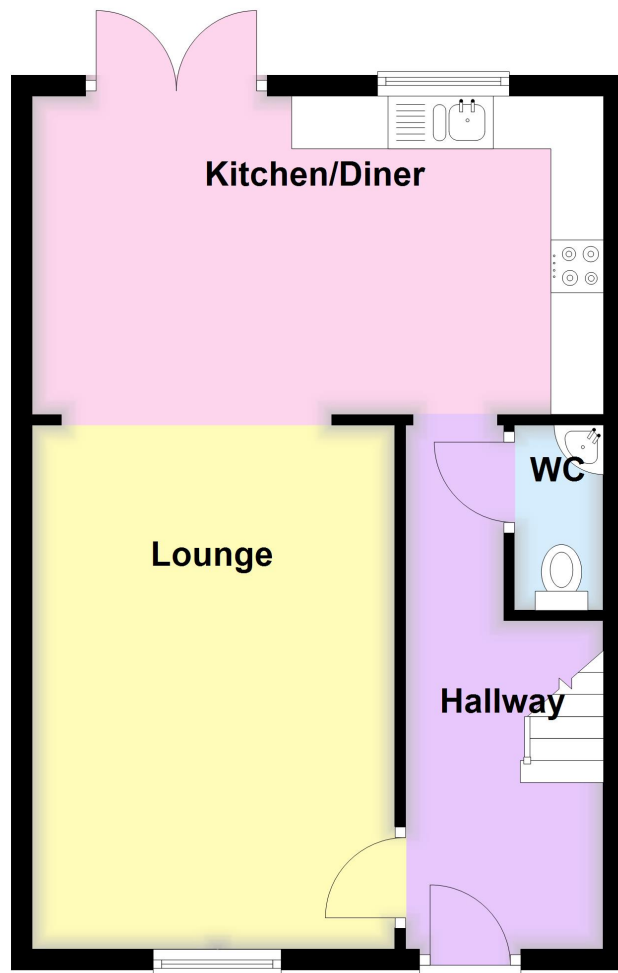
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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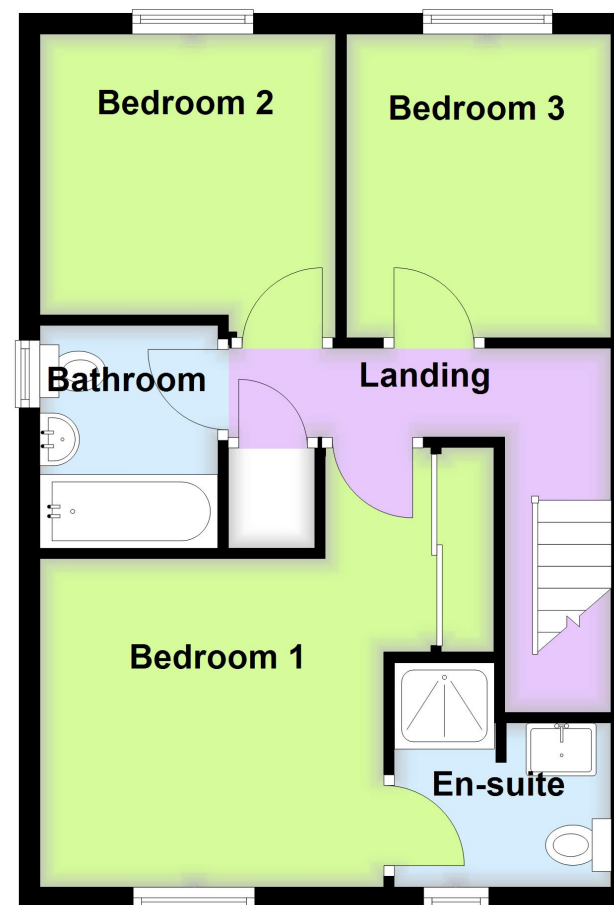
Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 87.7 sq. metres (943.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	