



£67,500

15 Lapwing Gardens, Boston, Lincolnshire PE21 7FN

SHARMAN BURGESS

**15 Lapwing Gardens, Boston, Lincolnshire
PE21 7FN
£67,500 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door, staircase rising to first floor, radiator, ceiling light point.

LOUNGE DINER

16' 3" (maximum) x 14' 10" (maximum into under stairs alcove)
(4.95m x 4.52m)

Having dual aspect windows, two radiators, two ceiling light points, TV aerial point, wall mounted digital central heating control, door to: -

A 45% SHARED OWNERSHIP, LEASEHOLD, modern semi detached property with extremely well presented accommodation comprising an entrance hall, lounge diner, kitchen, ground floor cloakroom, two double bedrooms to the first floor and a family bathroom. Benefits include an approximate south westerly facing rear garden, driveway with parking for approximately two cars, uPVC double glazing and gas central heating. Being offered for sale with NO ONWARD CHAIN.



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KITCHEN

11' 3" x 9' 5" (3.43m x 2.87m)

Having roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, fitted larder style unit and matching wall units, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with glass splashback and illuminated fume extractor above, space for twin height fridge freezer, ceiling light point, window to rear elevation, radiator, rear entrance door, concealed Potterton gas combination central heating boiler, door to: -

WALK-IN STORAGE CUPBOARD

Having ceiling light point, wall mounted electric fuse box and providing space for condensing tumble dryer within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback, push button WC, radiator, obscure glazed window, ceiling light point.

FIRST FLOOR LANDING

Having fitted linen cupboard with slatted shelving within, access to loft space, ceiling light point.

BEDROOM ONE

14' 10" (maximum) x 9' 10" (maximum) (4.52m x 3.00m)

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

BEDROOM TWO

15' 10" (maximum) x 7' 8" (maximum) (4.83m x 2.34m)

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



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted mains fed shower above and fitted shower screen, tiled splashbacks, obscure glazed window to rear elevation, heated towel rail, ceiling light point, extractor fan.

EXTERIOR

To the front, the property benefits from a tarmac driveway which extends to the right hand side of the property providing parking space for approximately two cars. Gated access leads to the: -

REAR GARDEN

The garden benefits from a pleasant approximately south westerly facing aspect and initially comprises a good sized paved patio seating area. The remainder of the garden is laid to lawn and interspersed with two young trees. The garden is fully enclosed, served by outside tap and lighting and houses a garden shed.

AGENTS NOTE

The property is to be purchased on a 45% shared ownership with Amplus owning the remaining 55%. The rent payable for the remaining share is £209.52 per calendar month. There is also a service charges of £28.27 per calendar month, a management fee of £25.95 per calendar month and a buildings insurance charge of £4.84 per calendar month, resulting in a total payment of £59.06 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Amplus. The property is subject to a local connection criteria and a reservation fee of £250 and further details are available from the selling agents office.

SERVICES

Mains gas, water, electricity and drainage are connected.

REFERENCE

20032025/28877341/HAR



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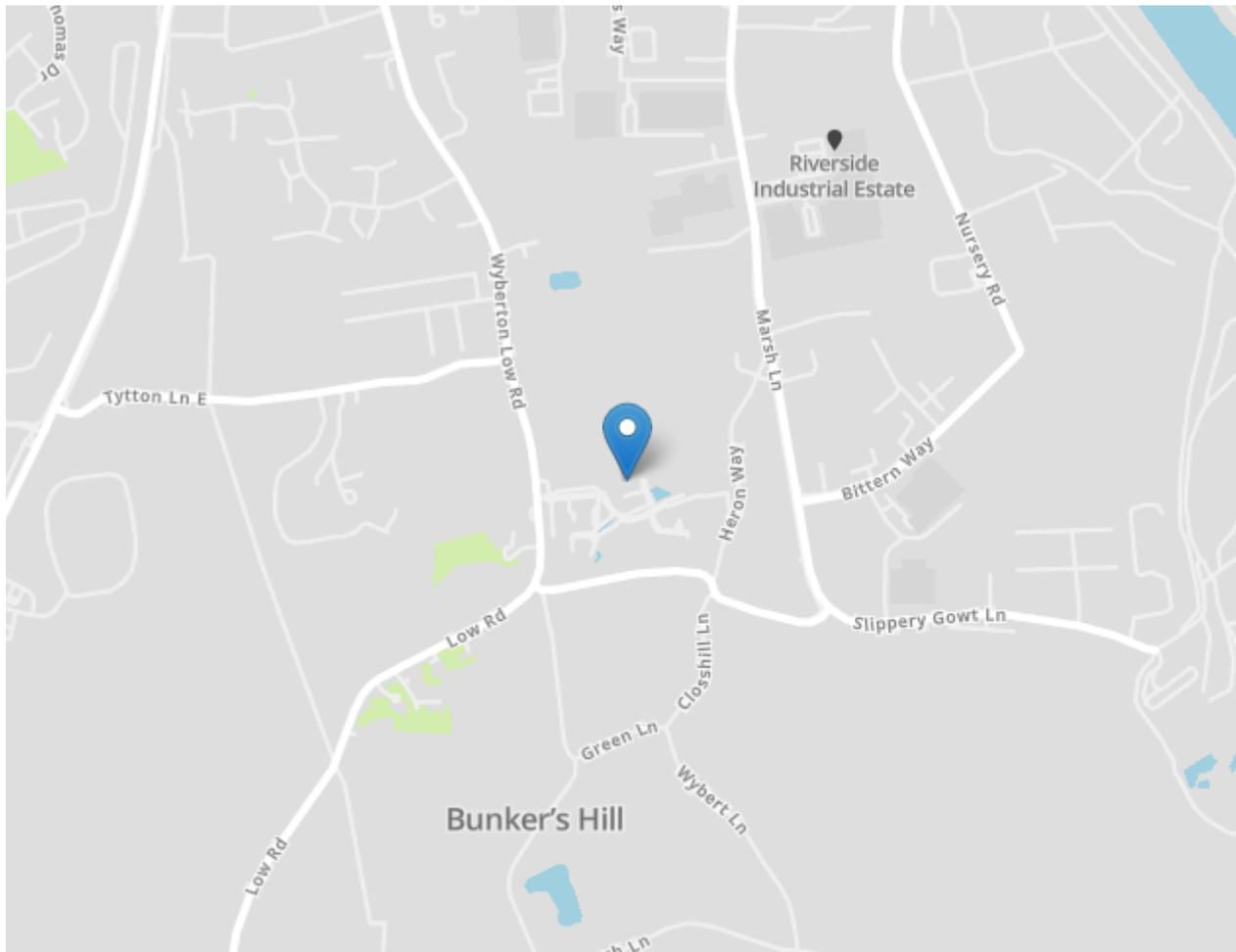
AGENT'S NOTES

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.

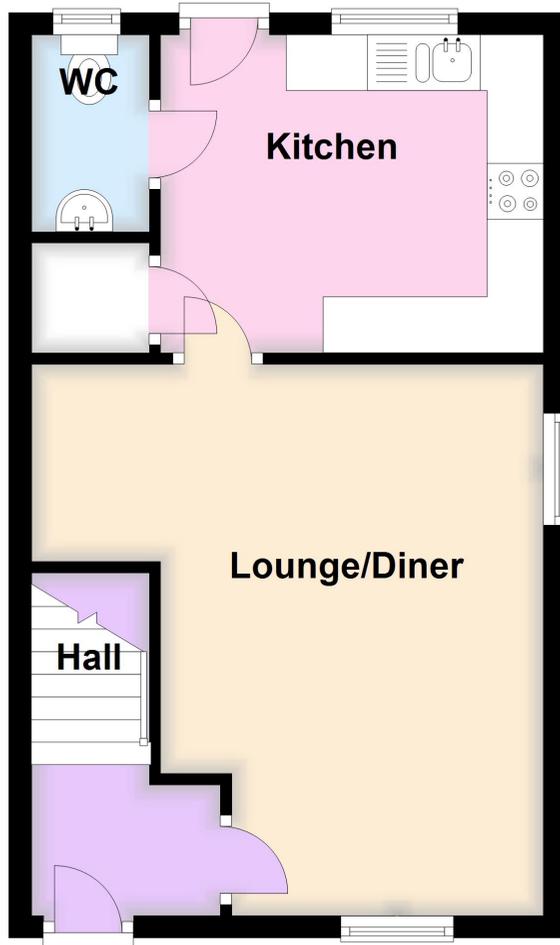
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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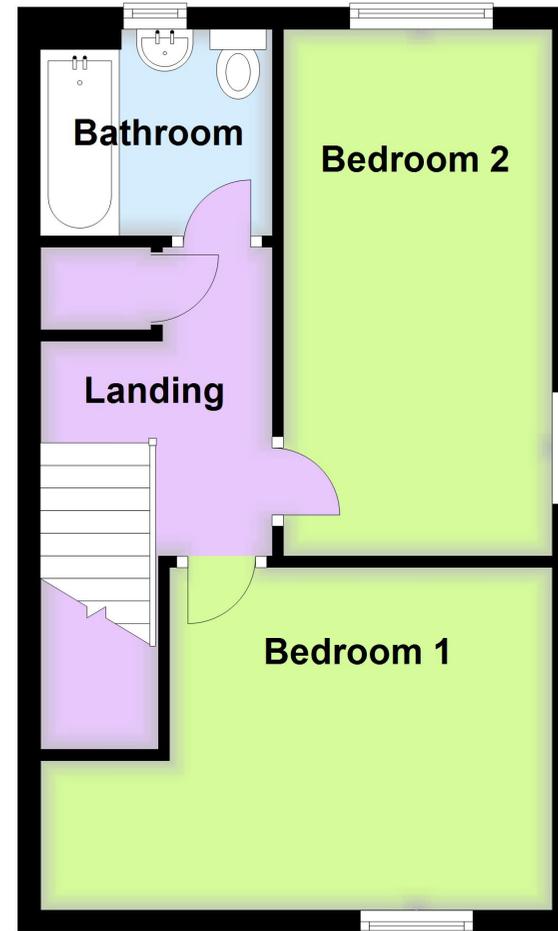
Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(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			