



£149,950

14 Forbes Road, Boston, Lincolnshire PE21 0PD

SHARMAN BURGESS

**14 Forbes Road, Boston, Lincolnshire
PE21 0PD
£149,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect laminate flooring, radiator, coved cornice, two ceiling light points, wall mounted central heating timer, built-in airing cupboard with radiator and slatted linen shelving within, staircase leading off, under stairs storage cupboard with light point within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wall mounted wash hand basin with tiled splashback, obscure glazed window to side aspect, radiator, coved cornice, ceiling light point.



SHARMAN BURGESS



LOUNGE

12' 6" (maximum) x 11' 0" (maximum) (3.81m x 3.35m)

Having French doors leading to the rear garden, radiator, coved cornice, ceiling light point, TV aerial point, coal effect electric fireplace with fitted hearth and display surround.

KITCHEN DINER

12' 7" (maximum) x 8' 5" (maximum) (3.84m x 2.57m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated waist height electric oven and grill, four ring gas hob with illuminated fume extractor above, space for condensing tumble dryer, plumbing for automatic washing machine, space for twin height fridge freezer, radiator, coved cornice, ceiling recessed lighting, wall mounted Worcester gas central heating boiler, wall mounted electric fuse box, window to rear aspect, obscure glazed side entrance door.

GROUND FLOOR BEDROOM TWO

10' 5" x 8' 5" (3.17m x 2.57m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

FIRST FLOOR LANDING

Having Fakro rooflight window with fitted blind, access to roof space, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 10" (maximum taken into dormer window) x 13' 4" (maximum) (4.52m x 4.06m)
Having dormer window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, two sets of double wardrobes with hanging rails within.

FAMILY BATHROOM

Being fitted with a four piece suite comprising panelled bath with tiled splashbacks, push button WC, pedestal wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, radiator, coved cornice, extractor fan, ceiling recessed lighting, radiator, Fakro rooflight window with fitted blind.

EXTERIOR

To the front, the property benefits from a dropped kerb leading to a tarmac driveway which provides off road parking. There is a low level wall to the front boundary and both gravelled and paved areas with flower and shrub borders. Gated access from the front leads to the rear garden, which is approximately westerly facing and has been designed with low maintenance in mind and initially comprises a paved patio seating area with the remainder being predominantly laid to gravel with raised shrub planter. To the rear right hand corner of the garden is a timber summerhouse which is to be included with the sale. The garden is fully enclosed by fencing and served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

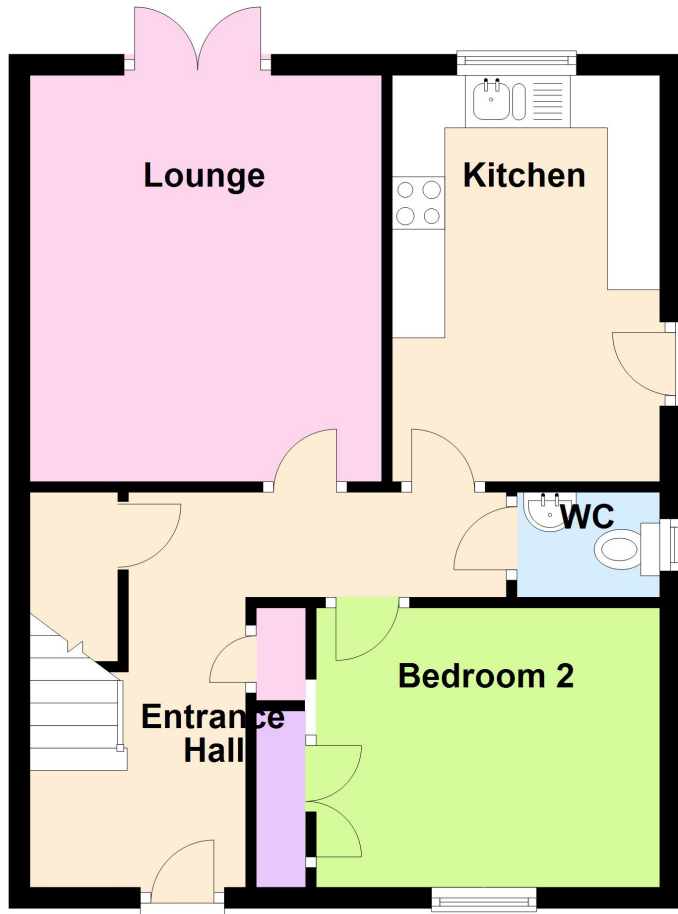
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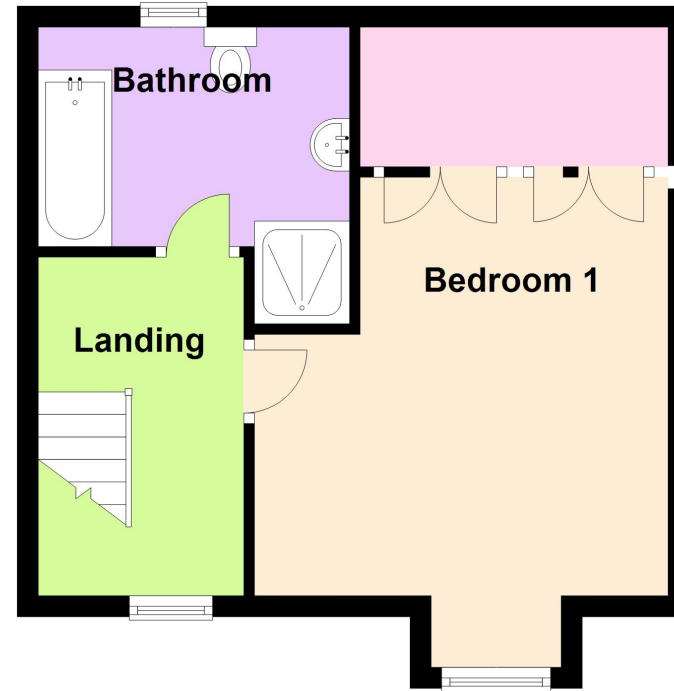
Ground Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	84
(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			