



**£109,950**

50 Edwin Street, Boston, Lincolnshire PE21 8TE

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

A large two bedroomed mid terraced property which could potentially be used as three bedrooms, subject to alteration and gaining any necessary planning permissions. Currently the accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room and ground floor shower room, with two large double bedrooms to the first floor and a sizeable family bathroom. Further benefits include gas central heating, uPVC double glazing and NO ONWARD CHAIN.

## ACCOMMODATION

### ENTRANCE HALL

Having a partially glazed front entrance door with coloured glass detailing, radiator, coved cornice, ceiling light point, staircase rising to first floor landing.

### LOUNGE

13' 8" (maximum measurement) x 11' 9" (maximum measurement including chimney breast) (4.17m x 3.58m)

Having feature bay window to front aspect, radiator, dado rail, coved cornice, ceiling light point, additional wall light points, telephone point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

### DINING ROOM

11' 5" (maximum measurement) x 11' 9" (maximum measurement including chimney breast) (3.48m x 3.58m)

Having window to rear aspect, coved cornice, ceiling light point, wall mounted lighting, telephone point, living flame coal effect gas fireplace with fitted hearth and display surround.

### KITCHEN

16' 1" (maximum measurement including entrance area) x 7' 9" (maximum measurements) (4.90m x 2.36m)

Having works surfaces, inset ceramic Belfast style sink with mixer tap, range of base level storage units with corner display shelving, drawer units and matching eye level wall units with glazed display cabinets and corner display shelving, integrated oven and grill, four ring electric hob with fume extractor above, radiator, coved cornice, ceiling light point, window to side aspect, partially glazed entrance door with coloured glass detailing, under stairs storage cupboard.

### UTILITY ROOM

8' 5" (maximum measurement) x 8' 4" (maximum measurement) (2.57m x 2.54m)

Having counter tops with base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer beneath, wall mounted unit housing the Glow Worm gas combination central heating boiler, radiator, dado rail, ceiling light point, window to side aspect.

### GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising WC, wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed shower within. Extractor fan, ceiling light point, obscure glazed window, radiator.

### FIRST FLOOR LANDING

Having coved cornice, ceiling light point, built-in over stairs storage cupboard, access to roof space served by loft ladder.

### BEDROOM ONE

15' 3" (maximum measurement including chimney breast) x 11' 8" (maximum measurement) (4.65m x 3.56m)

Having two windows to front aspect, two radiators, coved cornice, ceiling light point.

### BEDROOM TWO

11' 6" x 9' 10" (maximum measurement including chimney breast) (3.51m x 3.00m)

Having coved cornice, ceiling light point, window to rear aspect, radiator.

### BATHROOM

12' 10" (maximum measurement) x 7' 9" (maximum measurement) (3.91m x 2.36m)

Having a three piece suite comprising WC, pedestal wash hand basin, wood panelled bath with tiled splashback and mixer tap with hand held shower attachment. Radiator, obscure glazed window, ceiling light point, electric shaver point, built-in linen cupboard.

### EXTERIOR

To the front, the property enjoys views over the River Witham and benefits from a garden which is predominantly laid to lawn, with flower and shrub borders and low level wrought iron fencing to the front boundary.

To the rear, accessed from Edwin Street via a wrought iron gate is a low maintenance paved rear yard which is served by lighting and houses a timber store.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26951557/08112023/HAN

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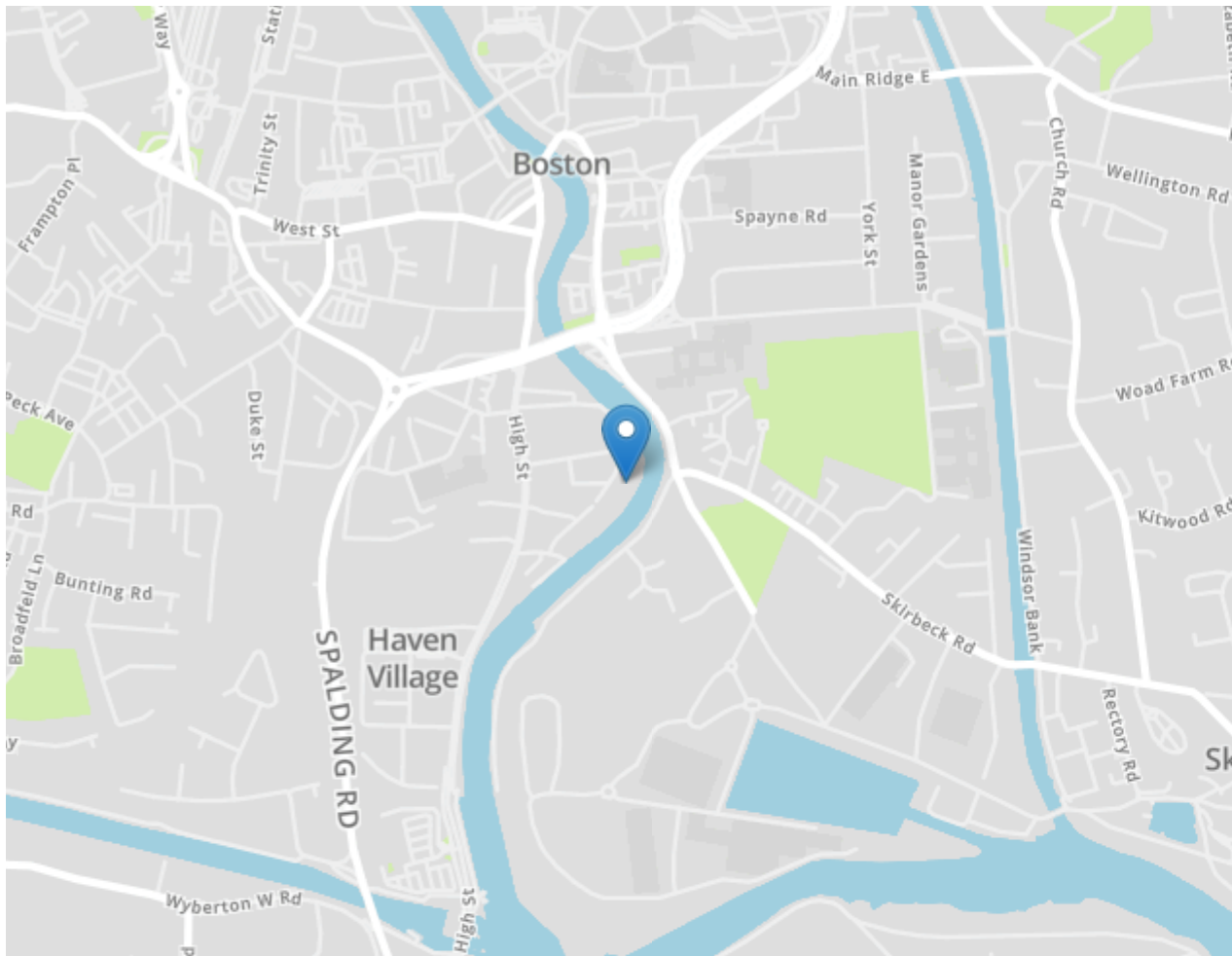
## AGENT'S NOTES

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.

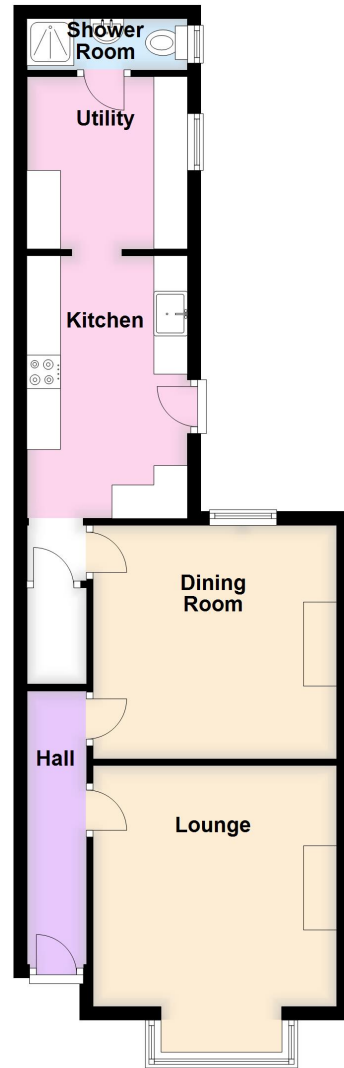
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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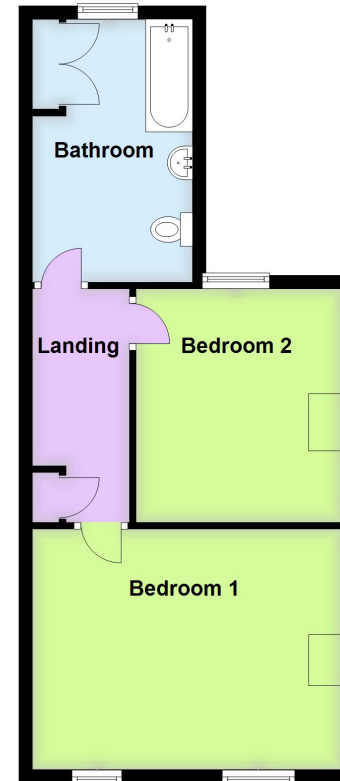
### Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.4 sq. feet)

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