



£227,500

10 Marian Road, Boston, Lincolnshire PE21 9HA

SHARMAN BURGESS

**10 Marian Road, Boston, Lincolnshire
PE21 9HA
£227,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed windows to either side, staircase rising to first floor landing, under stairs storage cupboard, radiator, picture rail, ceiling light point, telephone point.

LOUNGE

15' 5" x 11' 6" (4.70m x 3.51m)

With window to front aspect, coved cornice, ceiling light point, radiator, wall light points, living flame coal effect gas fireplace with fitted heart and display surround. Doors through to dining room.

A large three bedroom detached property having been extended to the rear, with further scope and potential for additional extension (s.t.p.p.). The accommodation currently comprises an entrance hall, lounge, kitchen, dining area with archway through to a large living/family room, utility/shower room and ground floor cloakroom. To the first floor are three well proportioned bedrooms arranged off a landing and a four piece family bathroom. Further benefits include a block paved driveway, garage with electric door and large westerly facing garden to the rear. The property is offered to the market with NO ONWARD CHAIN.



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KITCHEN

14' 3" x 9' 9" (4.34m x 2.97m)

Having roll edge work surfaces with tiled splashbacks, one and half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, larder style units, gas cooker point, space for standard height fridge and freezer, window to rear aspect, two ceiling light points, door to dining room.

DINING ROOM

9' 9" x 9' 7" (2.97m x 2.92m)

With coved cornice, ceiling light point, wall light points, radiator, archway through to living room.

LIVING/FAMILY ROOM

14' 8" x 11' 8" (4.47m x 3.56m)

With large windows to side aspect, ceiling mounted lighting, wall mounted gas Brazilia heater, TV aerial point, glazed French doors through to: -.

GARDEN/STORAGE ROOM

With rear entrance door, windows to dual aspects. This space offers scope and potential for conversion into living accommodation subject to gaining any relevant planning permissions or consents from the relevant local authority.

UTILITY/SHOWER AREA

With the former utility room having been adapted to cater for someone with reduced mobility. The room comprises a shower area with wall mounted Mira electric shower, extractor fan and tiled splashbacks, wall mounted wash hand basin, plumbing for automatic washing machine, tiled floor, ceiling light point, radiator, obscure glazed window to side aspect, obscure glazed door leading to rear garden.

GROUND FLOOR CLOAKROOM

With push button WC within, tiled floor, fully tiled walls, ceiling light point, radiator, obscure glazed window to rear aspect.

FIRST FLOOR LANDING

With window to side aspect, access to roof space, two ceiling light points, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 7" x 11' 7" (3.84m x 3.53m) (both maximum measurements)

With window to front aspect, coved cornice, ceiling light point.

BEDROOM TWO

12' 7" x 9' 9" (3.84m x 2.97m) (both maximum measurements)

With window to rear aspect, coved cornice, ceiling light point, radiator, wash hand basin with tiled splashback and storage beneath.

BEDROOM THREE

9' 8" x 9' 3" (2.95m x 2.82m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs storage wardrobe with shelving within.

FAMILY BATHROOM

Having a four piece suite comprising a panelled bath, push button WC, pedestal wash hand basin, shower area with wall mounted electric shower. Fully tiled walls, heated towel rail, two obscure glazed windows to rear aspect, two ceiling light points, overhead storage lockers over the bath area, built-in boiler cupboard housing the Baxi combination gas central heating boiler.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn with plant and shrub borders and low level brick wall to the front boundary.

GARAGE

14' 8" x 9' 1" (4.47m x 2.77m)

With electric roller door, served by power and lighting, personnel door to garden.

REAR GARDEN

Having an approximate westerly facing aspect, the large garden initially comprises a paved seating area leading to a larger lawned section with well stocked flower and shrub borders. The garden is fenced to the boundaries and served by outside lighting. There is a timber garden shed which is to be included within the sale.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

25951851/03032023/BRO



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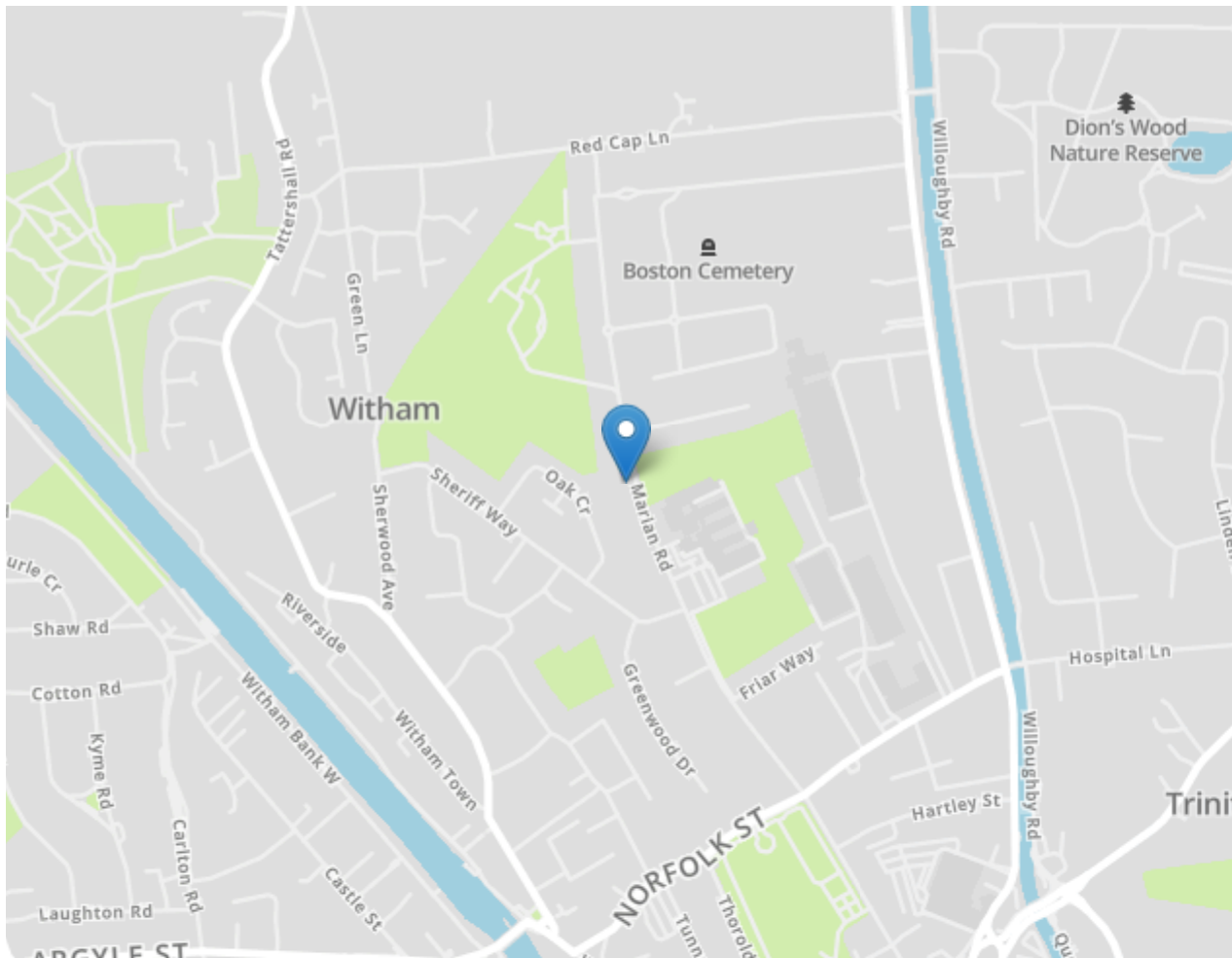
AGENT'S NOTES

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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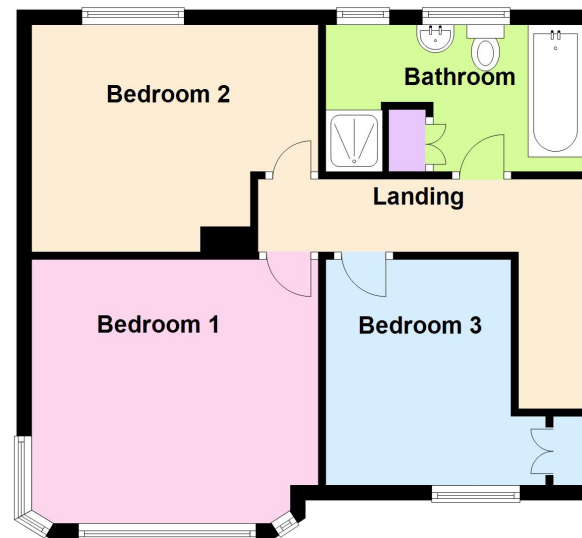
Ground Floor

Approx. 91.9 sq. metres (989.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 139.9 sq. metres (1505.7 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	