



**£144,950**

29 Kyme Road, Boston, Lincolnshire PE21 8NQ

**SHARMAN BURGESS**



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**PE21 8NQ**  
**£144,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

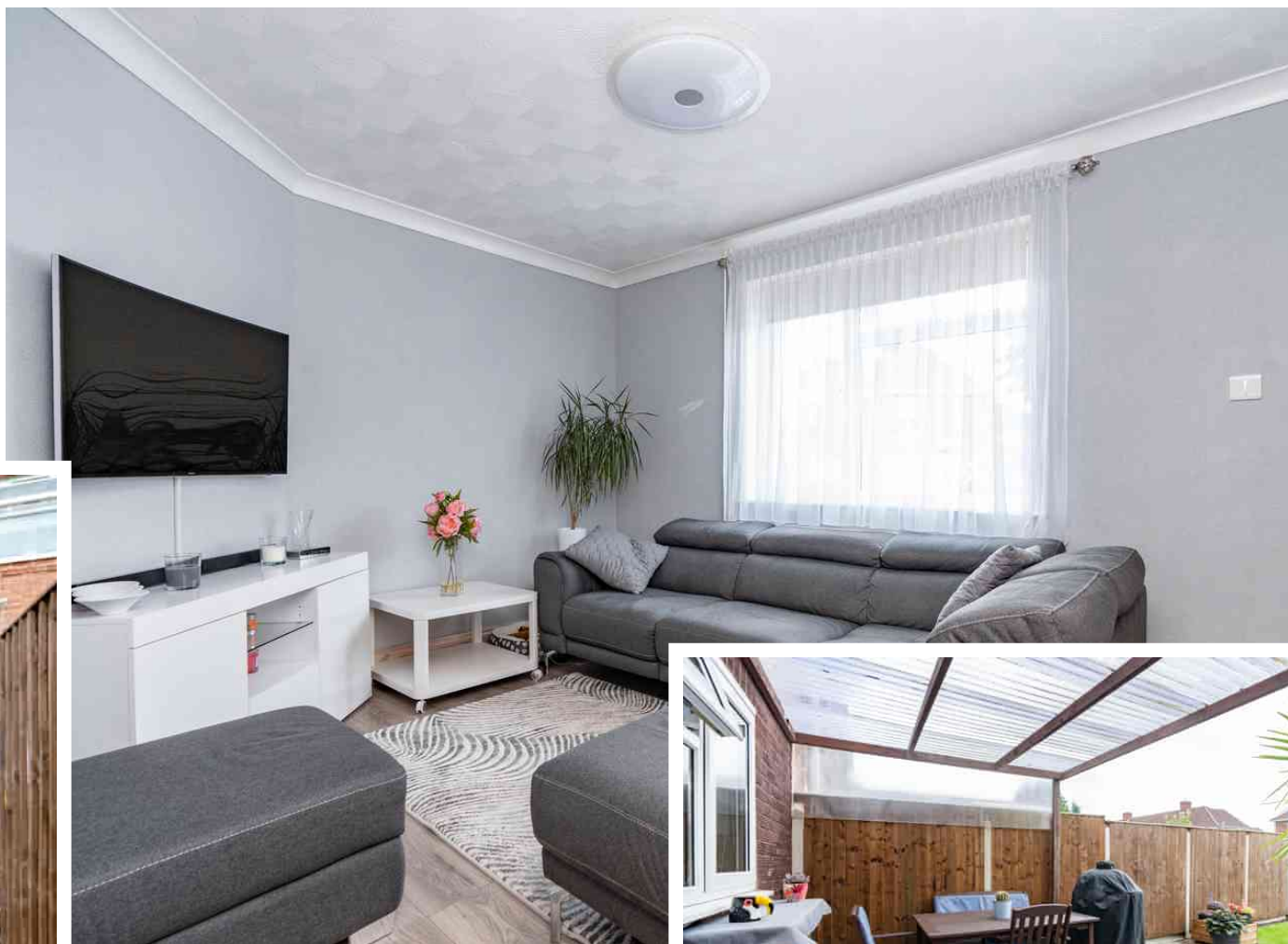
With uPVC double glazed entrance door, wood laminate flooring, staircase leading off, door to: -

**LOUNGE**

10' 0" x 12' 10" (3.05m x 3.91m)

Having double glazed window to front aspect, radiator, wood laminate flooring, coved cornice, TV aerial point, door to: -

A well presented three bedroomed mid terraced property situated close to Boston Town Centre and its amenities, ideal for FIRST TIME BUYERS or BUY TO LET INVESTMENT. Accommodation comprises entrance hall, lounge, kitchen diner, rear entrance/utility area, refitted ground floor shower room and three bedrooms to the first floor. Further benefits include off road parking and enclosed rear garden.



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### KITCHEN DINER

10' 9" x 15' 10" (3.28m x 4.83m)

A modern fitted kitchen comprising a range of wall and base level storage units, areas of work surface, inset stainless steel sink and drainer unit with mixer tap, space for cooker with stainless steel extractor hood above, under stairs storage cupboard, space for American style fridge freezer, wall panel radiator, wood laminate flooring, double glazed window to rear aspect, door to: -

### REAR ENTRANCE/UTILITY AREA

Having wood designed tiled flooring, double glazed uPVC rear entrance door, space and plumbing for automatic washing machine, space for condensing tumble dryer, wall and base level units, sliding door to: -

### REFITTED GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising walk-in shower with mains fed rainfall shower head and hand held shower attachment, wide wash hand basin with drawer units beneath, push button WC with concealed cistern, radiator, extractor fan, ceiling recessed spotlights, wall mounted heated towel rail, fully tiled walls, continuation of the wood design tiled flooring, double glazed window.

### FIRST FLOOR LANDING

With staircase rising from entrance hall.

### BEDROOM ONE

10' 0" x 12' 10" (3.05m x 3.91m)

Having double glazed window to front aspect, radiator, wood laminate flooring, ceiling mounted light, over stairs storage cupboard.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM TWO

8' 11" x 10' 10" (2.72m x 3.30m)

Having double glazed window to rear aspect, radiator, TV aerial point.

### BEDROOM THREE

7' 9" x 6' 7" (2.36m x 2.01m)

Having double glazed window to rear aspect, radiator, dado rail, coved cornice, TV aerial point.

### EXTERIOR

To the front of the property is a block paved driveway which provides off road parking for two vehicles. The rear garden is predominantly laid to lawn, with covered seating area and timber shed. The garden is fully enclosed by timber fencing.

### SERVICES

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

### REFERENCE

08082024/26194997/SIM





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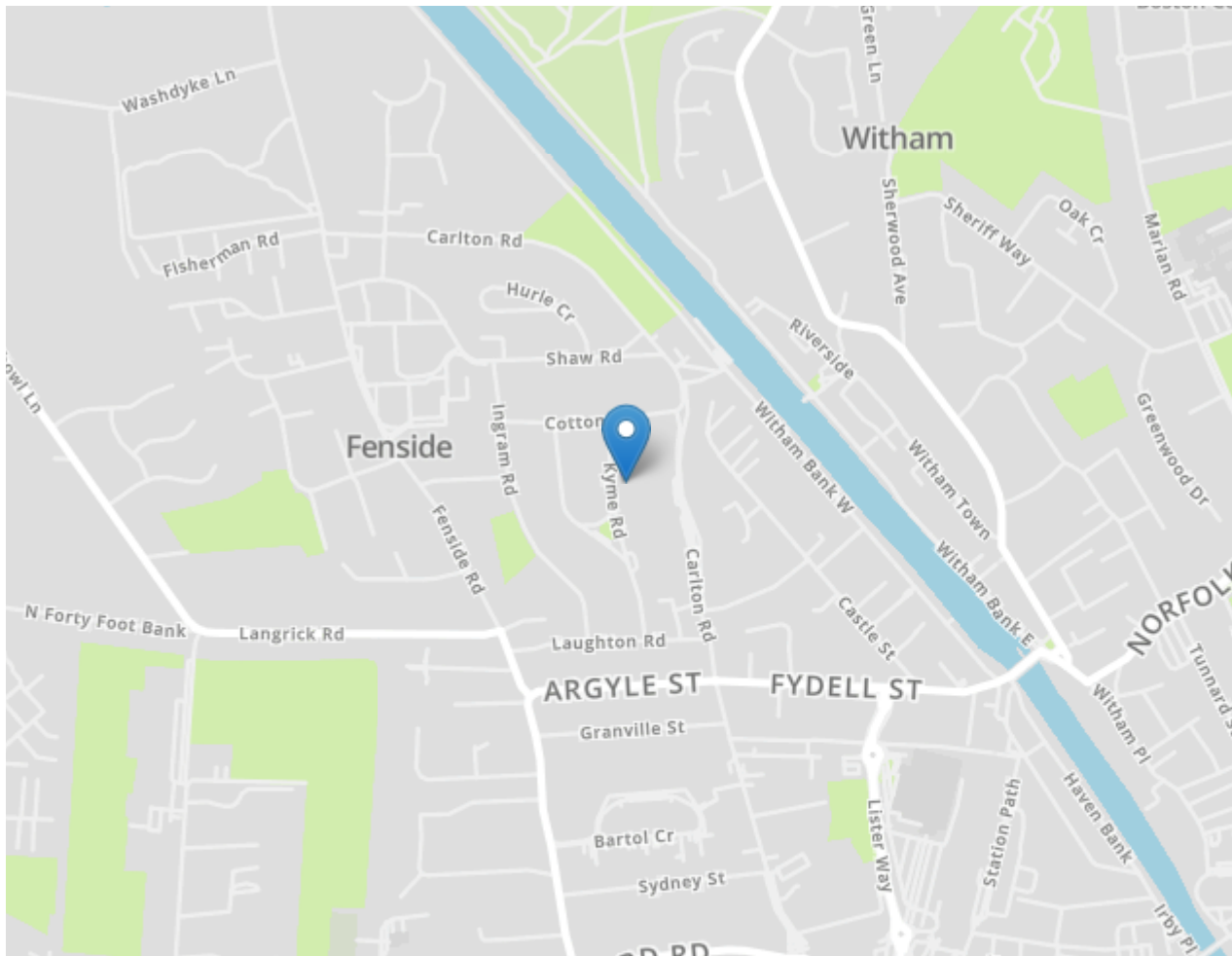
## AGENT'S NOTES

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.

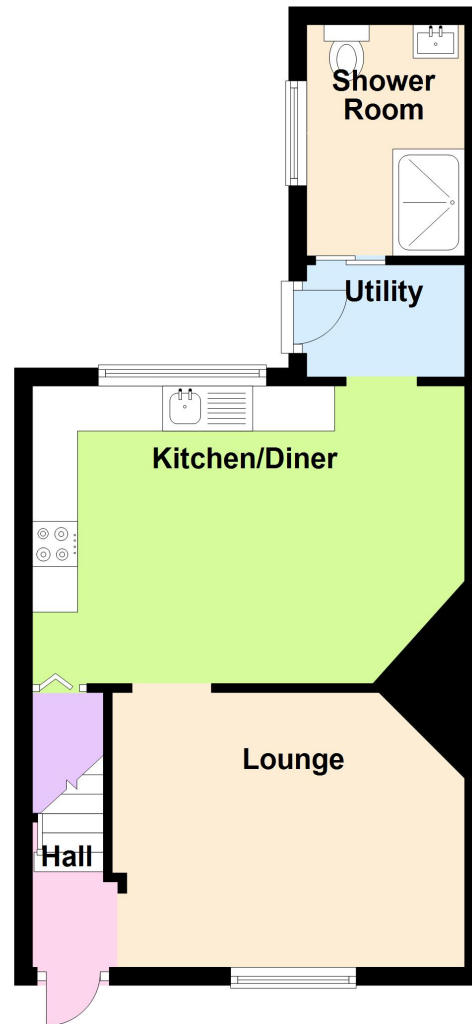


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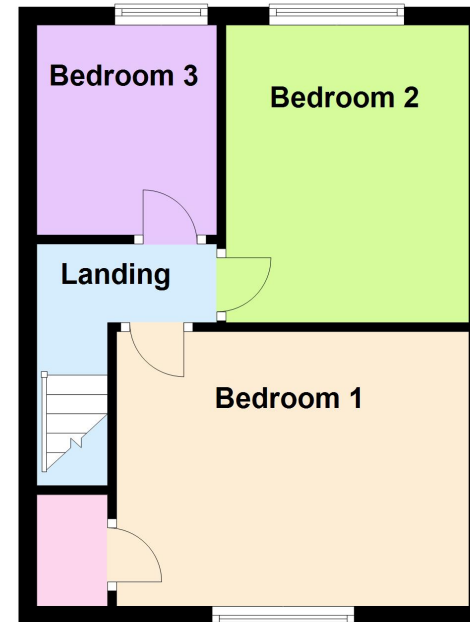
## Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



## First Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC