



£199,950

30 Monteith Crescent, Boston, Lincolnshire PE21 9AX

SHARMAN BURGESS

**30 Monteith Crescent, Boston, Lincolnshire
PE21 9AX
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to side, staircase leading off, under stairs storage cupboard, radiator, window to side aspect, telephone point, wall mounted central heating thermostat.

LOUNGE

14' 0" 9maximum into bay window) x 13' 1" (maximum including chimney breast) (4.27m x 3.99m)

Having feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround with low level TV and display plinths to either side.

A detached family home in need of some refurbishment and modernisation but located in a highly sought after residential location and offered for sale with NO ONWARD CHAIN. The property offers vast scope and potential and could potentially be extended (s.t.p.p) to provide purchasers with an even larger property. Accommodation currently comprises an entrance hall, lounge, dining room, conservatory, kitchen, ground floor cloakroom, three bedrooms arranged off a first floor landing together with a family wet room. Further benefits include gas central heating, driveway providing off road parking, space for garage (s.t.p.p) and approximate westerly facing rear garden.



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KITCHEN

10' 8" (maximum) x 8' 9" (maximum) (3.25m x 2.67m)
 Having roll edge work surfaces with matching upstands, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated oven and grill, four ring electric hob, window to side aspect, coved cornice, ceiling light point, walk-in pantry with shelving and obscure glazed window within.

DINING ROOM

10' 9" (maximum including chimney breast) x 10' 9" (maximum) (3.28m x 3.28m)
 Having coved cornice, ceiling light point, wall mounted gas fire, door to: -

CONSERVATORY

10' 5" (maximum) x 10' 10" (maximum) (3.17m x 3.30m)
 Of brick, uPVC and timber construction with polycarbonate roof. Having windows to side and rear aspects, door leading to the garden, served by power, radiator, wall mounted strip light.

REAR ENTRANCE LOBBY

Having ceiling light point, obscure glazed entrance door.

WALK-IN UTILITY SPACE

Having plumbing for automatic washing machine, radiator, window to rear aspect.

GROUND FLOOR CLOAKROOM

Having WC, obscure glazed window to rear aspect, wall mounted light.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having window to side aspect, access to roof space served by loft ladder.

BEDROOM ONE

11' 9" (maximum) x 9' 10" (taken to built-in wardrobes) (3.58m x 3.00m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within.

BEDROOM TWO

10' 9" (maximum) x 12' 0" (maximum) (3.28m x 3.66m)

Having window to rear aspect, radiator, ceiling light point, built-in boiler cupboard housing the Baxi gas combination central heating boiler.

BEDROOM THREE

8' 0" (maximum) x 7' 10" (maximum) (2.44m x 2.39m)

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

WET ROOM

Being fitted with a pedestal wash hand basin with mixer tap, WC, wall mounted mains fed shower, non slip flooring with inset drainage, extended tiled splashbacks, two obscure glazed windows, radiator, ceiling light point, extractor fan.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking. There is a lawned front garden. The property benefits from an approximate westerly facing garden to the rear which is predominantly laid to lawn with flower and shrub borders. The garden is enclosed the the majority by fencing and hedging.

SERVICES

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

REFERENCE

24042024/27583624/ELL



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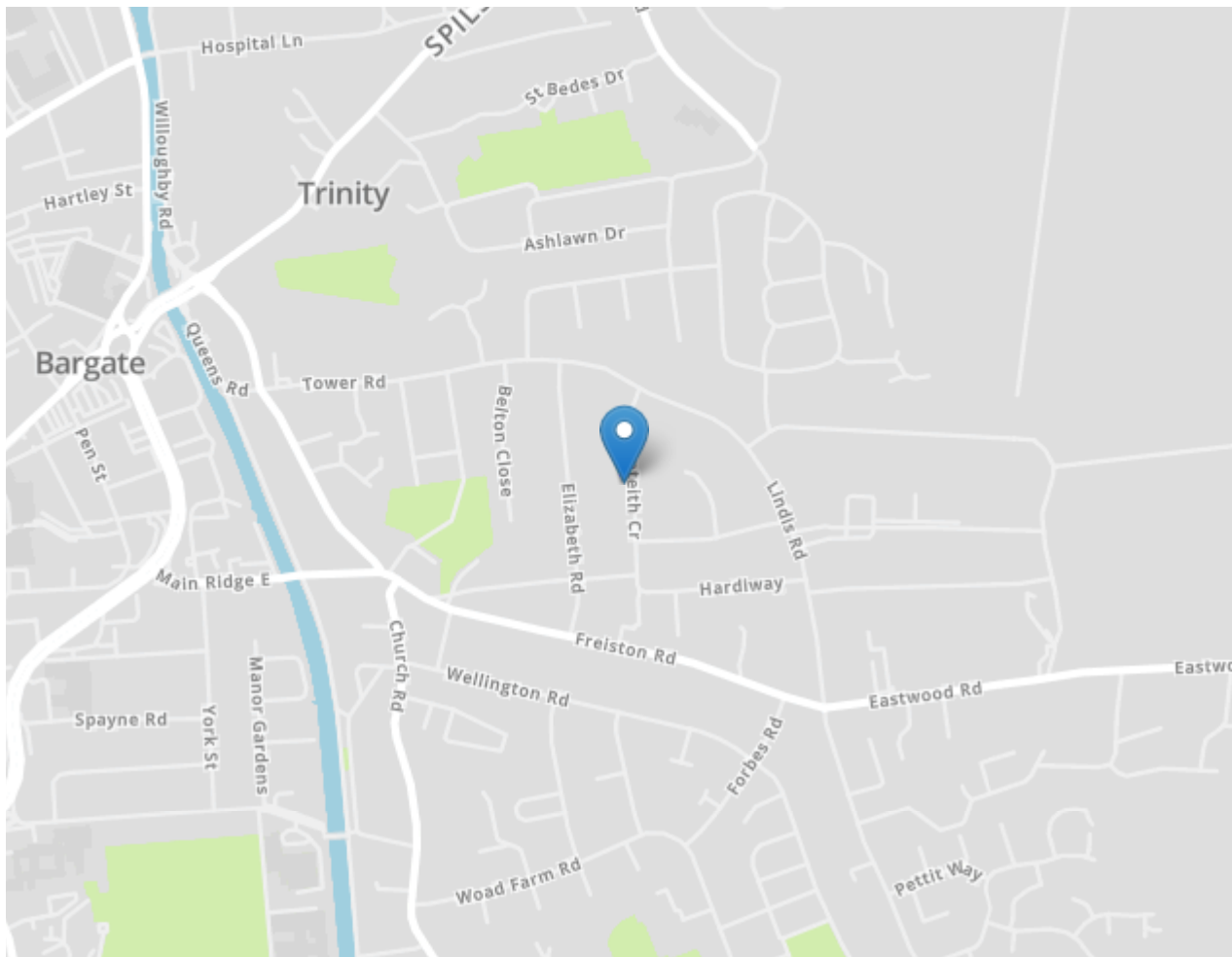
AGENT'S NOTES

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.

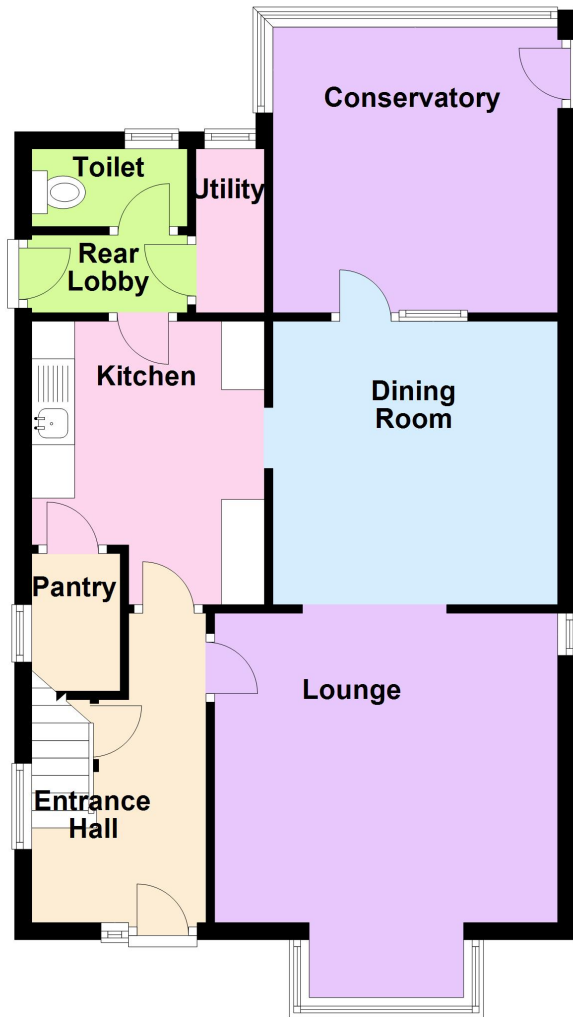
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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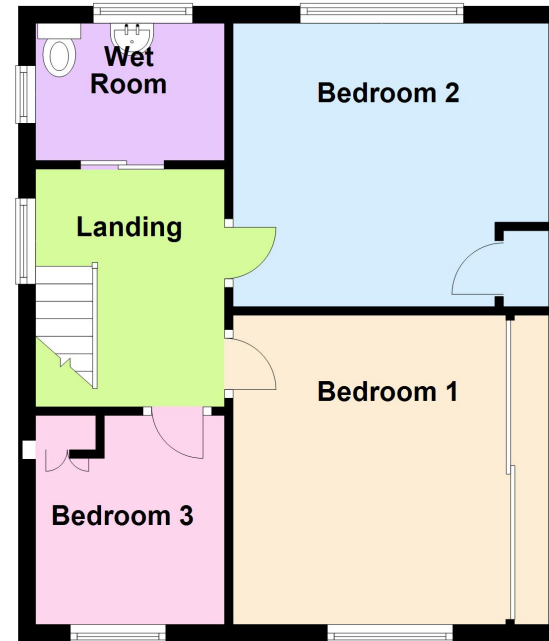
Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 102.7 sq. metres (1105.7 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |