



£135,000

22 Alcorn Green, Fishtoft, Boston, Lincolnshire PE21 0NA

SHARMAN BURGESS

**22 Alcorn Green, Fishtoft, Boston,
Lincolnshire PE21 0NA
£135,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, built-in coat cupboard offering additional storage space, coved cornice, ceiling light point.

A well-presented two bedroom mid-terraced property, being offered for sale with NO ONWARD CHAIN, benefiting from an approximate south-facing rear garden and allocated parking. Accommodation comprises a kitchen with some integrated appliances, lounge diner, two first floor bedrooms and a modern family bathroom. Further benefits include uPVC double glazing and gas central heating.



SHARMAN BURGESS



KITCHEN

10' 9" x 5' 8" (3.28m x 1.73m)

Having fitted counter tops, base level units, drawer units and matching high level wall units, space for fridge, integrated microwave oven, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated extractor hood above, inset one and a half bowl stainless steel sink and drainer with mixer tap, plumbing for an automatic washing machine, window to the front aspect, coved cornice, ceiling light point, wall mounted Glow Worm central heating boiler.

LOUNGE DINER

15' 8" (maximum) x 12' 1" (maximum) (4.78m x 3.68m)

Having French doors leading out to the rear garden, radiator, coved cornice, two ceiling light point, further under stairs storage cupboard.

FIRST FLOOR LANDING

With access to loft space, coved cornice, ceiling light point.

BEDROOM ONE

12' 1" (maximum) x 9' 0" (maximum) (3.68m x 2.74m)

Having window to front aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring, built-in wardrobes with sliding doors, hanging rail and shelving within.

BEDROOM TWO

9' 6" (maximum to built-in wardrobes) x 8' 9" (2.90m x 2.67m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with mirrored sliding doors, hanging rails and shelving within,



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with vanity unit and mixer tap, panelled bath with mixer tap and handheld shower attachment and fitted shower screen, extractor fan, ceiling light point, heated towel rail.

EXTERIOR

To the front, the property benefits from a garden predominantly laid to gravel, with potential for off road parking (s.t.p.p). The property benefits from an allocated parking space within a communal parking area.

The enclosed rear garden enjoys a pleasant approximately southerly facing aspect and is laid to paved patio seating areas with gravelled borders and a further grassed area. The garden houses a timber storage shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

17032026/30100552/MAU



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

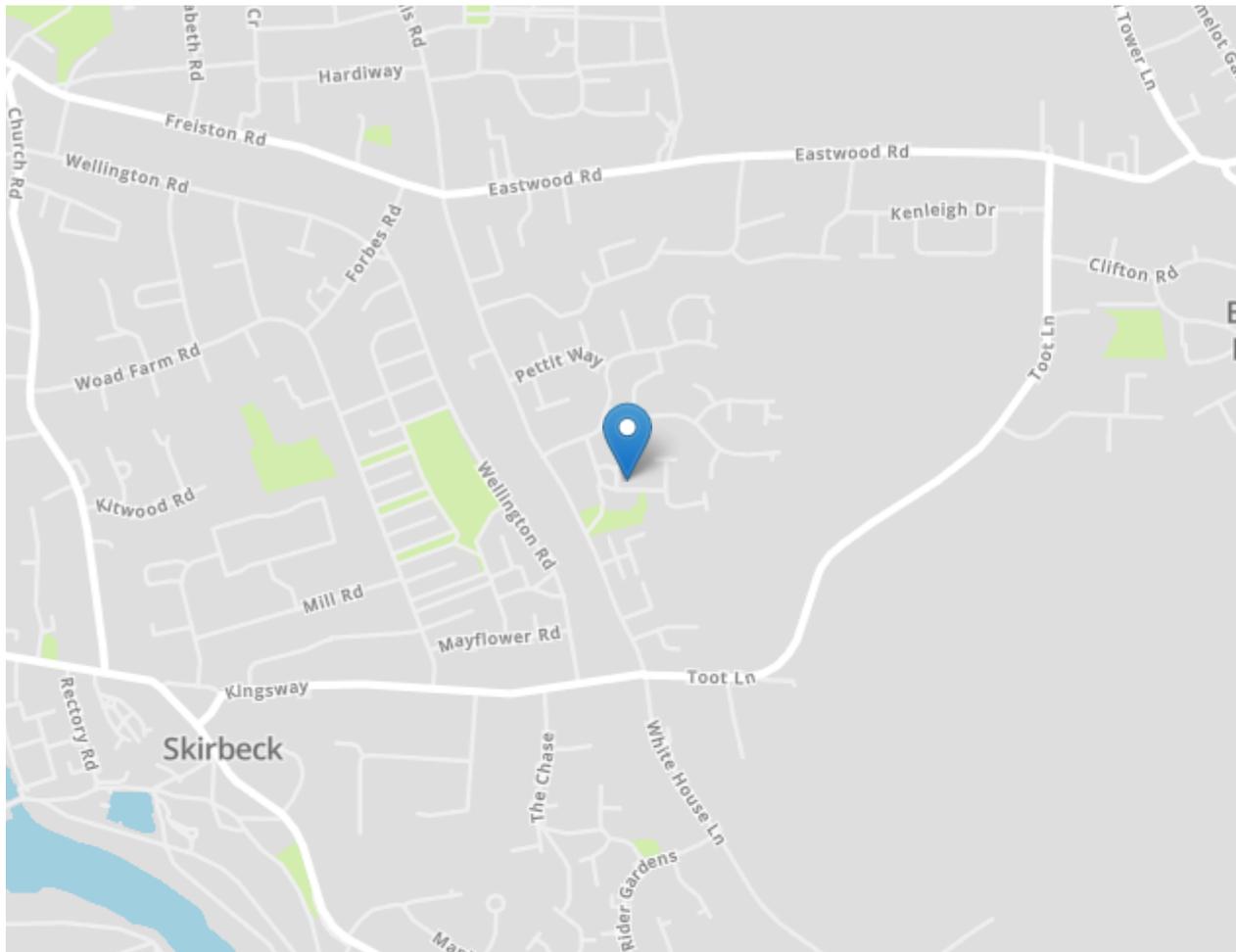
AGENT'S NOTES

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.

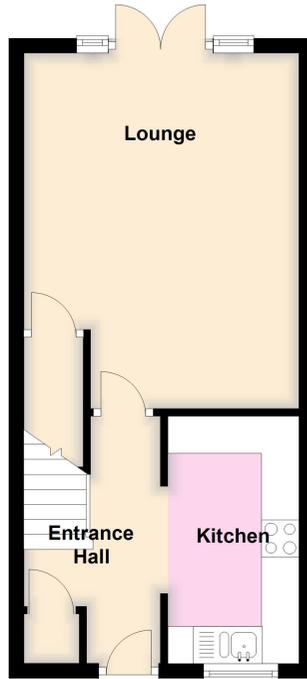
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

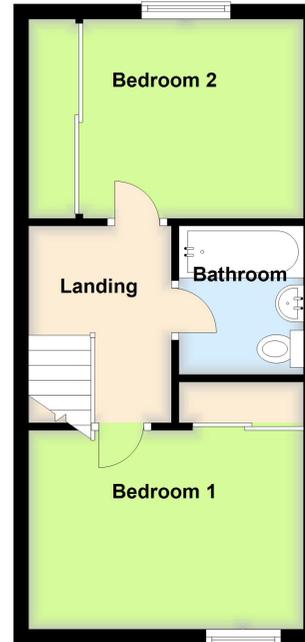
Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 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	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	