



**£174,950**

9 Holmes Road, StickneyBoston PE22 8AZ

**SHARMAN BURGESS**

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**£174,950 Not Applicable**

#### **ACCOMMODATION**

##### **ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, tiled floor, radiator, coved cornice, ceiling light point, electric fuse box.

##### **LOUNGE**

14' 3" (maximum into recess) x 11' 10" (4.34m x 3.61m)

Having window to front elevation, radiator, two ceiling light points, TV aerial point.

An extremely impressive semi-detached property situated in a popular village location and being well presented throughout. Accommodation comprises an entrance hall, lounge, modern kitchen diner, three bedrooms to the first floor and a modern shower room with digital shower and electric under floor heating. Further benefits include oil central heating, uPVC double glazing, driveway, single garage and enclosed garden to the rear.



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#### KITCHEN DINER

17' 2" x 10' 8" (5.23m x 3.25m)

Having counter tops with inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, integrated dishwasher, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, window to rear elevation, obscure glazed side entrance door, French doors leading to the rear garden, tiled floor throughout, two radiators, coved cornice, ceiling recessed lighting. Understairs storage/boiler cupboard housing the floor mounted oil central heating boiler, wall mounted shelving and ceiling light point within

#### FIRST FLOOR LANDING

Having window to side elevation, coved cornice, ceiling light point, access to loft space, former airing cupboard providing storage.

#### BEDROOM ONE

12' 3" (maximum into built-in wardrobes) x 10' 5" (maximum) (3.73m x 3.17m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with mirrored doors and hanging rail and shelving within.

#### BEDROOM TWO

10' 7" (maximum) x 10' 0" (maximum) (3.23m x 3.05m)

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



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### **BEDROOM THREE**

7' 6" (maximum including built-in wardrobes) x 7' 0" (maximum) (2.29m x 2.13m)  
Having window to front elevation, radiator, ceiling light point, built-in over bulkhead wardrobes with hanging rails and shelving within.

### **SHOWER ROOM**

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted digital Mira shower with hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, push button WC, tiled floor with electric under floor heating, fully tiled walls, heated towel rail, ceiling recessed lighting, obscure glazed window to rear elevation.

### **EXTERIOR**

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking and extends via gated access to the right hand side of the property, providing vehicular access to the garage. The property benefits from a lawned front garden. Gated access leads to the rear garden.

### **SINGLE GARAGE**

Of brick and tile construction. Having up and over door, served by power and lighting

### **REAR GARDEN**

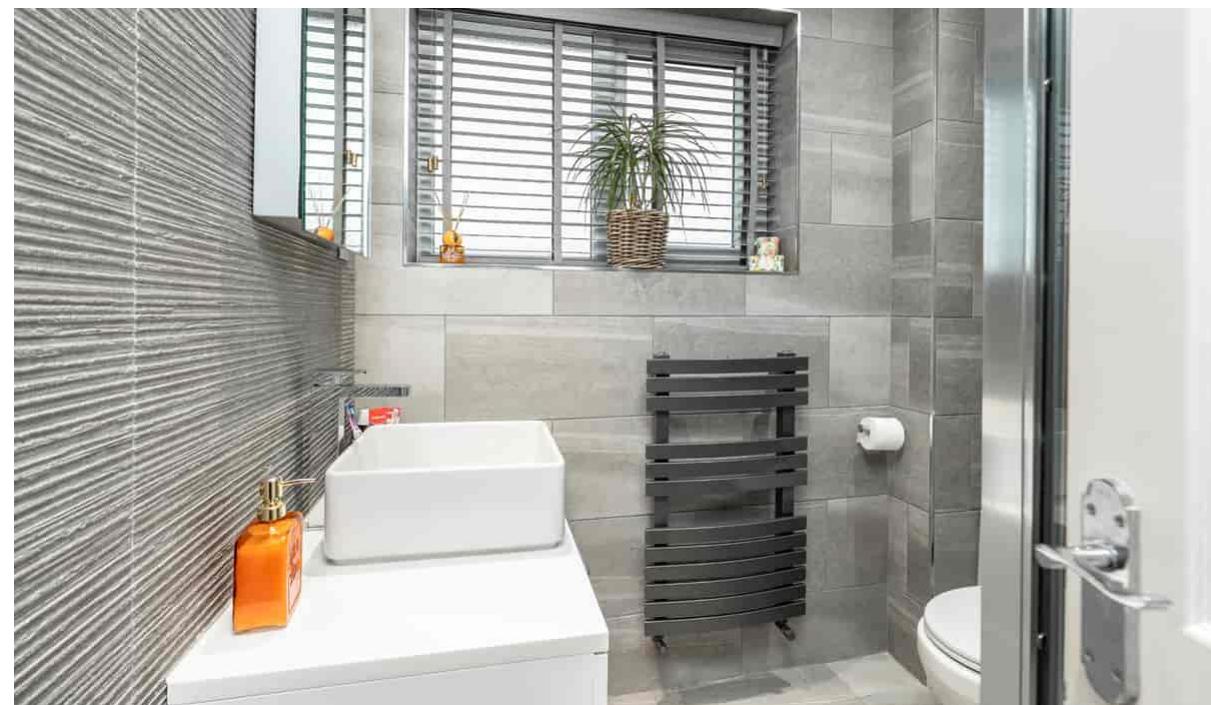
Comprising sections of Indian sandstone paved patio with the patio to the immediate rear of the property providing a sheltered seating area. The garden continues to an additional section which is laid to lawn, with additional gravelled areas and railway sleeper raised planter. The garden is fully enclosed and served by outside tap and lighting.

### **SERVICES**

Mains water, electricity and drainage are connected. The property is served by oil central heating.

### **REFERENCE**

12122025/29736614/KEN



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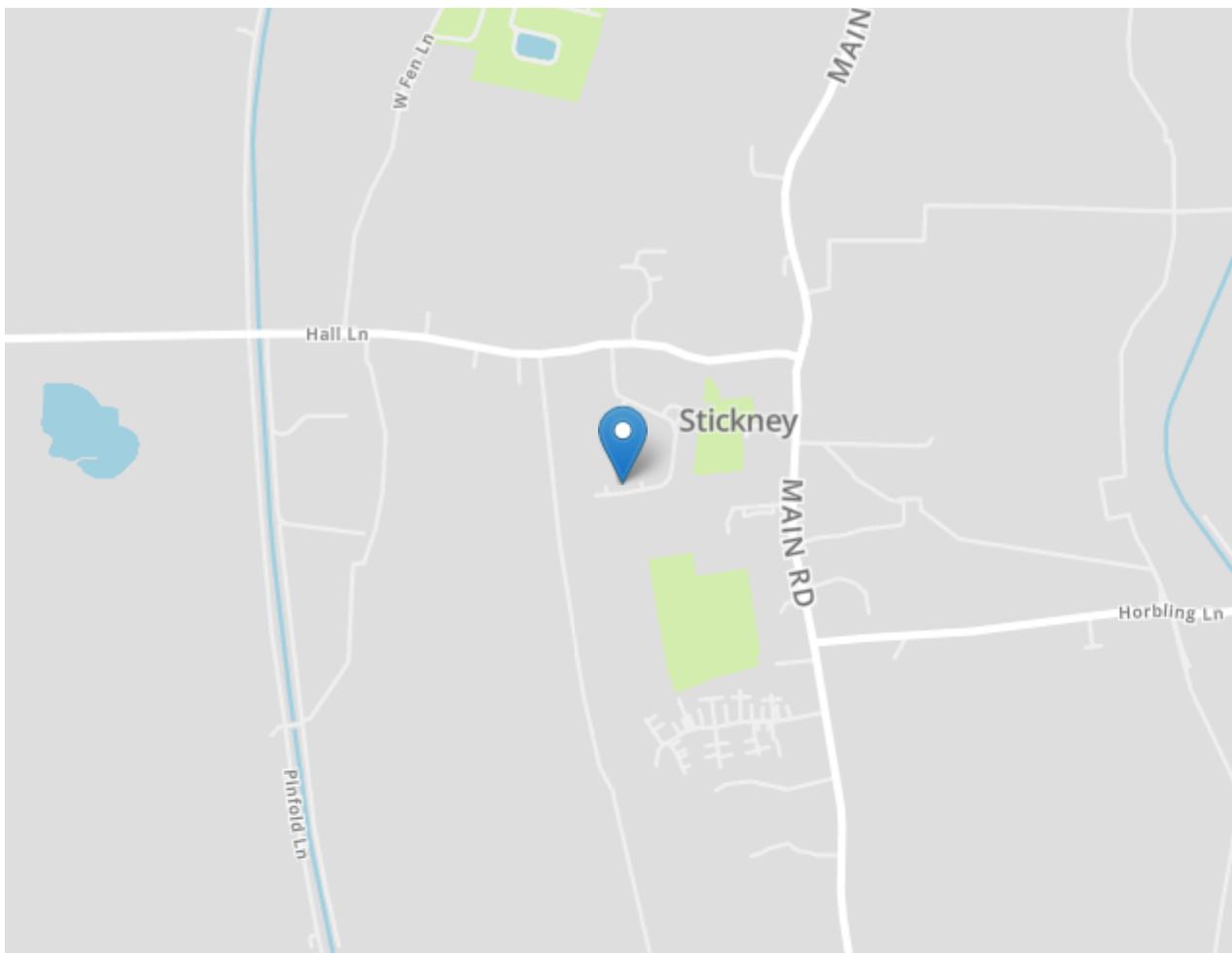
#### AGENT'S NOTES

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.

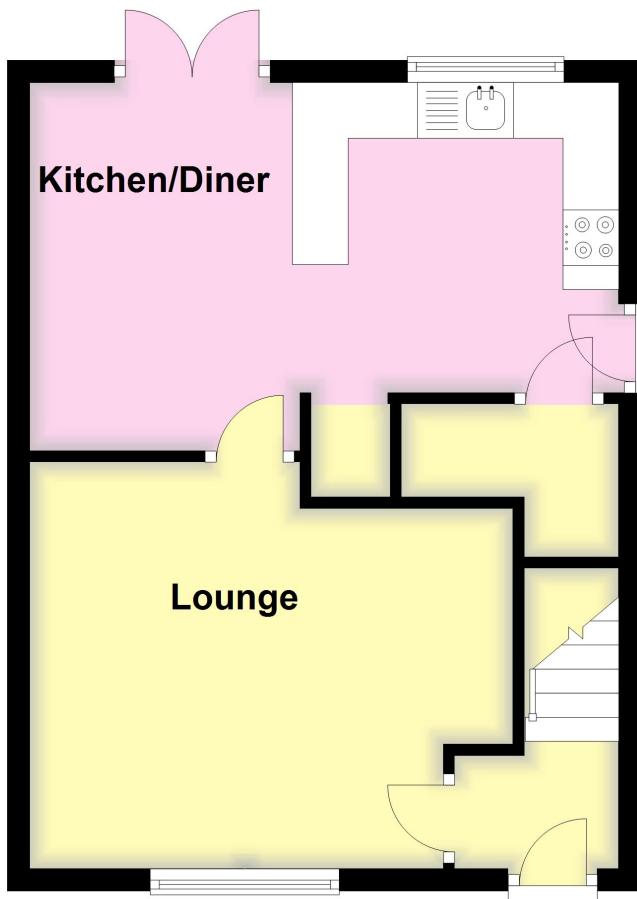
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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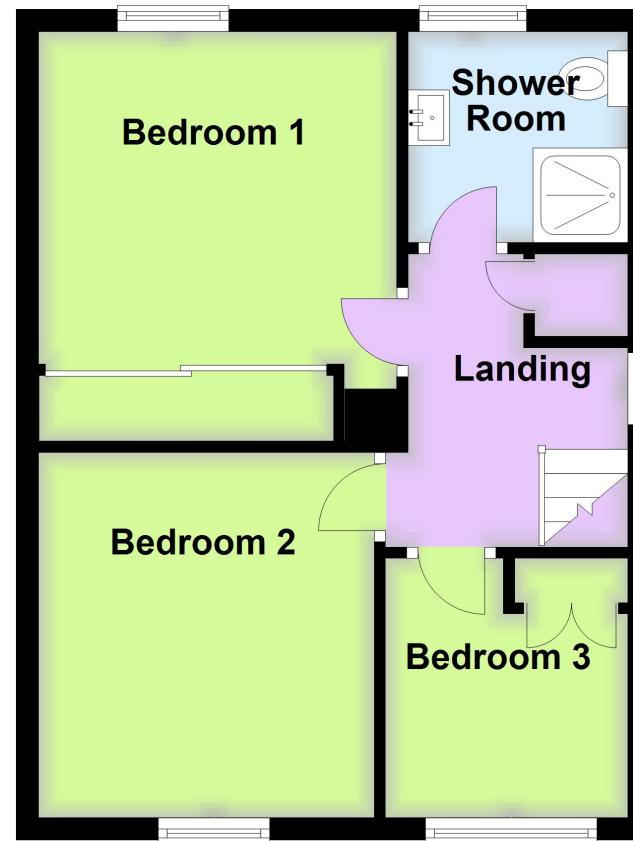
## Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 sq. feet)

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