



**£169,950**

11 Oak Crescent, Boston, Lincolnshire PE21 9EZ

**SHARMAN BURGESS**



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PE21 9EZ  
£169,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having glazed uPVC side entrance door, radiator, door to storage cupboard, telephone point.

**KITCHEN**

8' 7" x 8' 9" (2.62m x 2.67m)

Having a range of wall and base level units, areas of work surfaces, integrated oven and gas hob with extractor hood above, space and plumbing for automatic washing machine, space for standard height fridge, radiator, tiled splashbacks, TV aerial point, double glazed window to front aspect, cooker point.

A well presented two bedroomed semi-detached bungalow situated close to Boston Town Centre and its amenities, benefitting from off road parking, single garage and well maintained rear garden. The accommodation comprises an entrance hall, kitchen, lounge, two bedrooms and a shower room.



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### LOUNGE

10' 8" x 15' 9" (3.25m x 4.80m)

Having double glazed window to front aspect, wall mounted gas heater, coved cornice, radiator, TV aerial point.

### BEDROOM ONE

14' 0" x 10' 9" (4.27m x 3.28m)

Having double glazed window to rear aspect, coved cornice, radiator, built-in double wardrobe.

### BEDROOM TWO

8' 7" x 8' 0" (2.62m x 2.44m)

Having double glazed window to rear aspect, radiator, built-in double wardrobe.

### SHOWER ROOM

Having a three piece suite comprising low level WC, wash hand basin inset to vanity unit, double shower cubicle with mains fed shower within, fully tiled walls, wall mounted heated towel rail, double glazed window to side aspect.

### EXTERIOR

The property is approached over a concrete driveway which provides off road parking, leading to the car port and single garage. There is a shaped front lawn with rose bush border.

The rear garden is predominantly laid to lawn, with flower and shrub borders, enclosed to the majority by timber fencing.

### SINGLE GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

Of brick construction and fibreglass roof. Having up and over door, served by power and lighting, glazed window to rear aspect.



**SHARMAN  
BURGESS** Est 1996

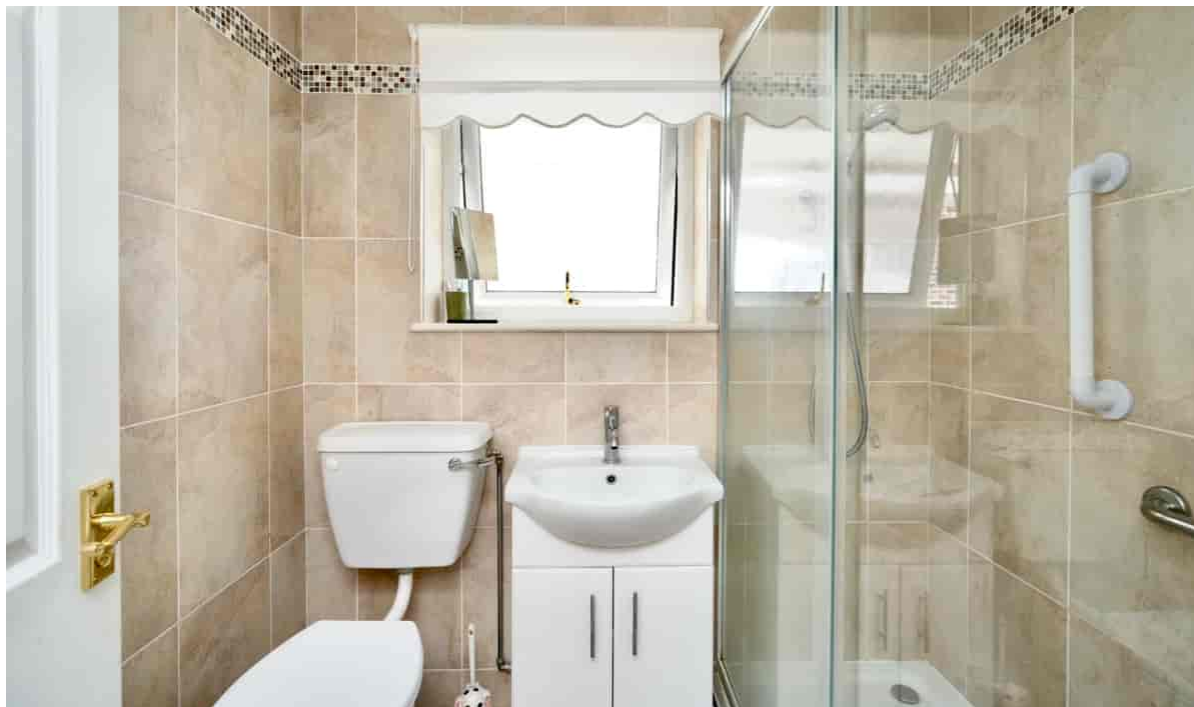


### SERVICES

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

### REFERENCE

26458487/01072023/MCC





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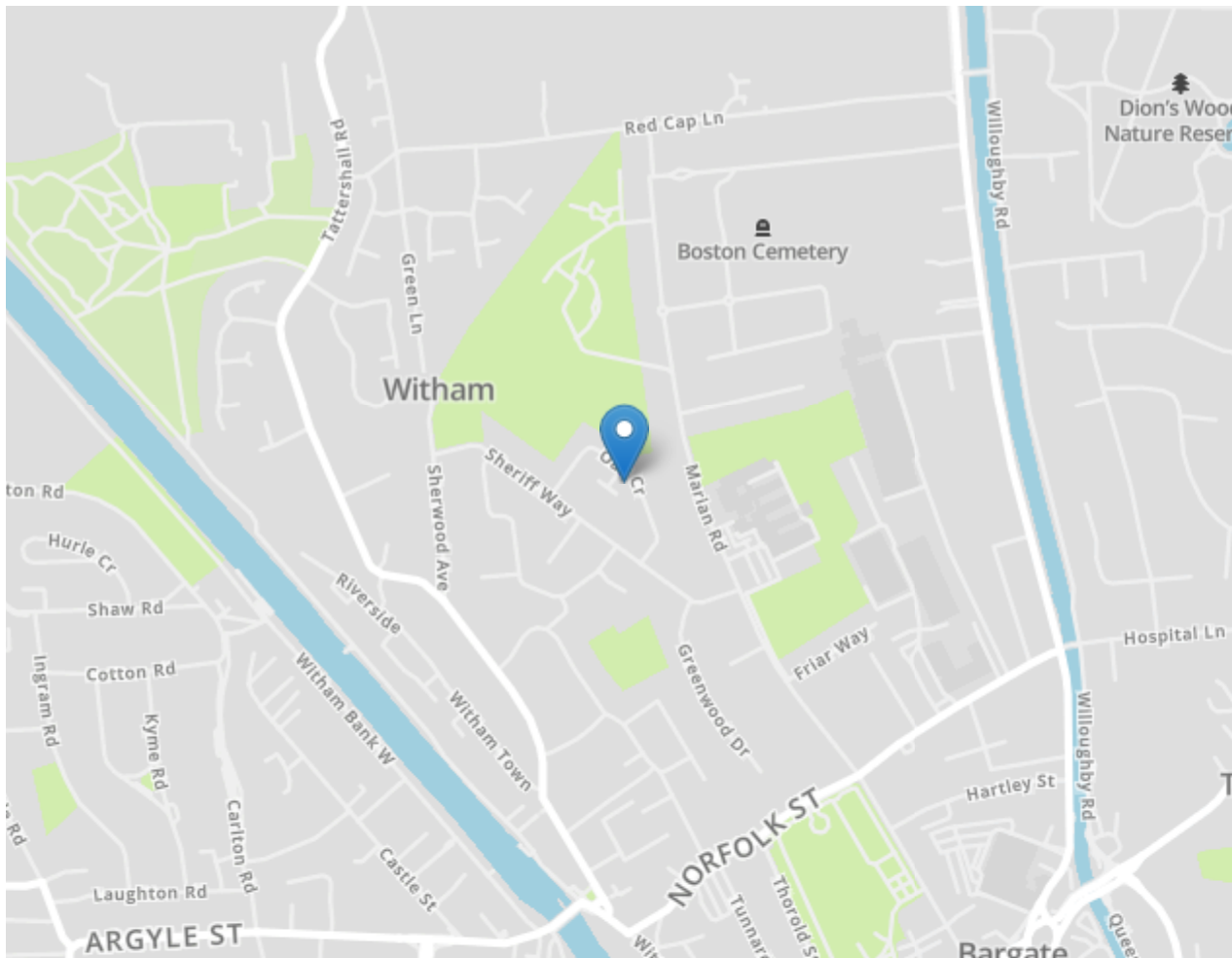
## AGENT'S NOTES

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.

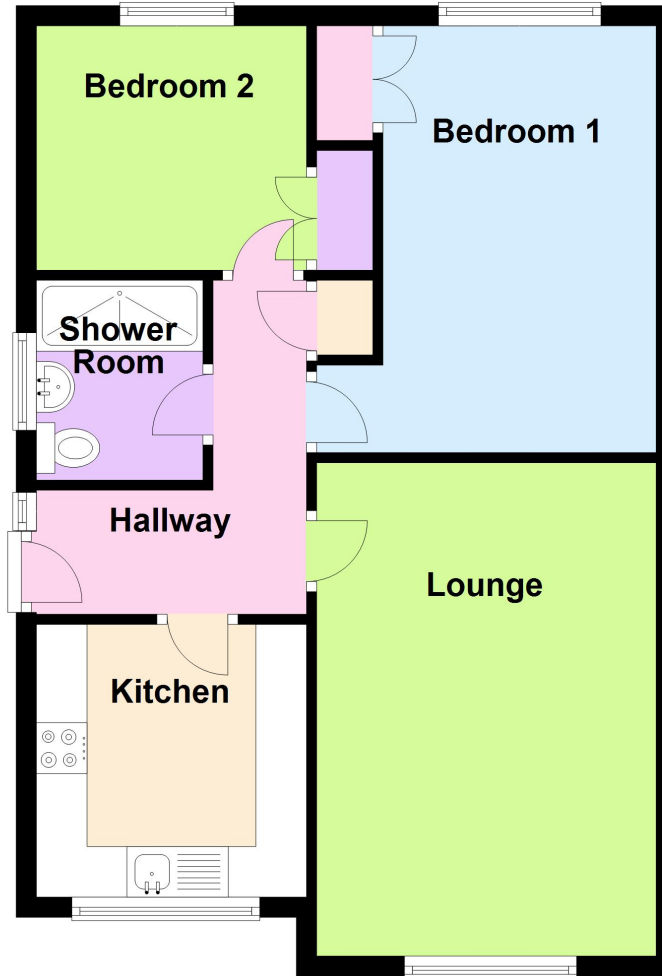
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

# Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



Total area: approx. 54.6 sq. metres (587.4 sq. feet)



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 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC