



£180,000

Coniston, Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DG

SHARMAN BURGESS

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Lincolnshire PE22 8DG
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ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, electric night storage radiator, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder within.

KITCHEN DINER

17' 1" (maximum) x 10' 9" (maximum) (5.21m x 3.28m)

Having counter top with stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, dual aspect windows, coved cornice, ceiling mounted strip light, space for electric cooker, plumbing for washing machine, electric night storage radiator.



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LOUNGE

17' 0" (maximum) x 11' 9" (5.18m x 3.58m)

Having window to front elevation, electric night storage radiator, coved cornice, ceiling light point.

BEDROOM ONE

15' 2" x 10' 9" (4.62m x 3.28m)

Having window to rear elevation, electric night storage radiator, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM TWO

11' 9" x 11' 3" (3.58m x 3.43m)

Having window to rear to elevation, electric night storage radiator, ceiling light point.

BATHROOM

Being fitted with a two piece suite comprising pedestal wash hand basin, panelled bath with wall mounted electric shower above and fitted shower screen, tiled splashbacks, electric night storage radiator, ceiling light point, obscure glazed window to side elevation, electric heated towel rail, extractor.

SEPARATE WC

Having pedestal wash hand basin with tiled splashback, WC, obscure glazed window to side elevation, ceiling light point.



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EXTERIOR

The property is approached over a dropped kerb leading to a tarmac driveway which provides off road parking as well as vehicular access to the garage. There are two areas of lawn to the front of the property and wrought iron railings to the front boundary.

GARAGE

18' 8" x 9' 10" (5.69m x 3.00m)

Having up and over door, served by power and lighting, personnel door leading into the garden.

REAR GARDEN

The property benefits from a manageable sized rear garden which is predominantly laid to lawn.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

17032025/28865482/DEV



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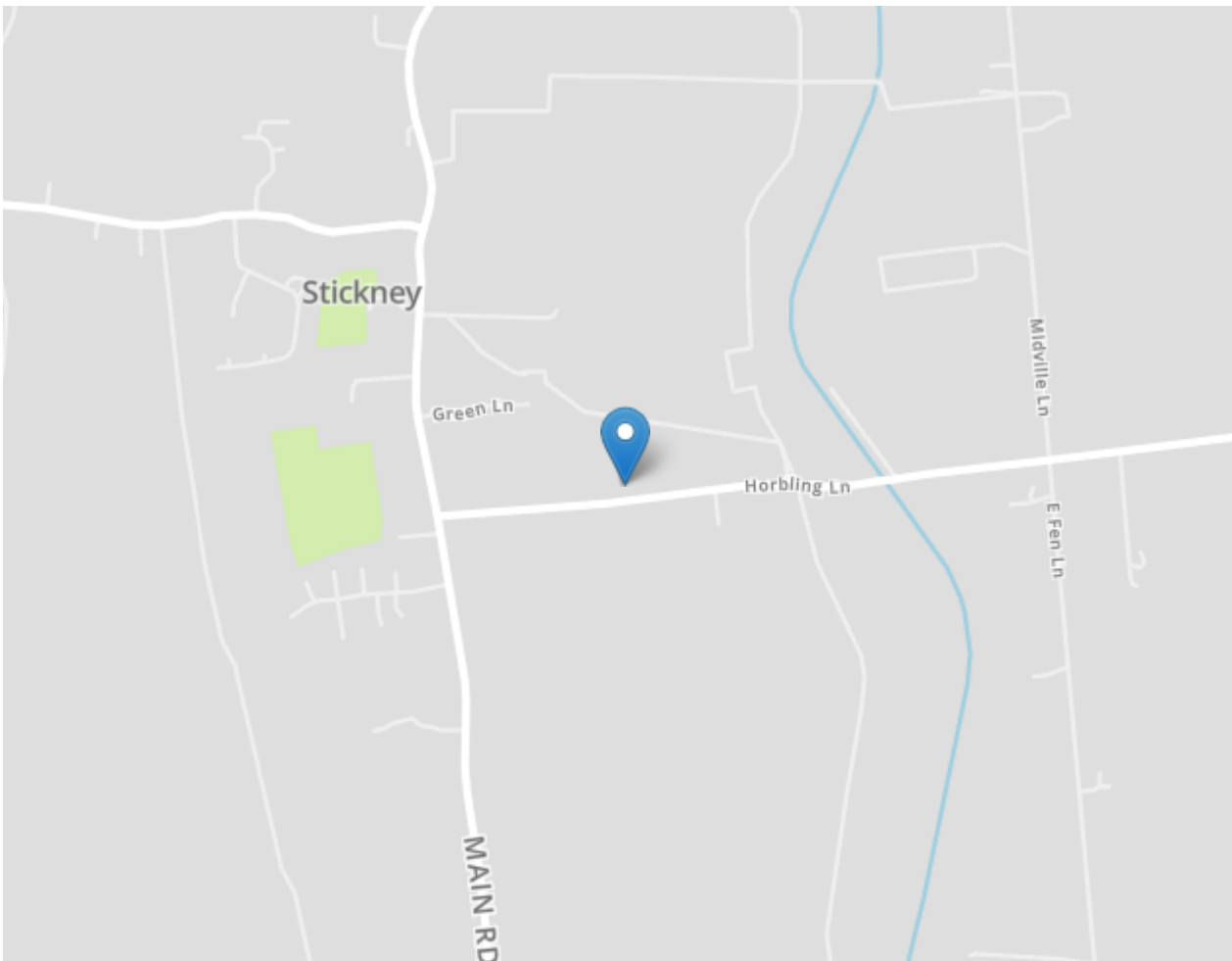
AGENT'S NOTES

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.

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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. 98.3 sq. metres (1058.2 sq. feet)



Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC