



**£75,000**

5 Kingfisher Drive, Boston, Lincolnshire PE21 8FT

**SHARMAN BURGESS**



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**PE21 8FT**  
**£75,000 Leasehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, wall mounted electric consumer unit, ceiling light point.

##### LOUNGE DINER

11' 1" x 16' 1" (3.38m x 4.90m)

Having window to front elevation, two ceiling light points, TV aerial point, under stairs storage cupboard, radiator, wall mounted central heating thermostat.



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### **BREAKFAST KITCHEN**

14' 6" x 9' 9" (4.42m x 2.97m)

Having counter tops with matching upstands, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, fitted larder style unit and matching eye level wall units with glazed display cabinets, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with stainless steel fume extractor and splashback above, plumbing for automatic washing machine, concealed Ideal gas combination central heating boiler, window to rear elevation, rear entrance door, ceiling light point, radiator.

### **GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising pedestal wash hand basin, WC, walls tiled to approximately half height, radiator, ceiling light point, extractor fan.

### **FIRST FLOOR LANDING**

Having radiator, ceiling light point, access to roof space, linen cupboard with slatted shelving within.

### **BEDROOM ONE**

14' 5" (maximum) x 8' 8" (4.39m x 2.64m)

Having two windows to rear elevation, radiator, ceiling light point.

### **BEDROOM TWO**

14' 6" (maximum) x 10' 2" (maximum) (4.42m x 3.10m)

Having two windows to front elevation, radiator, ceiling light point, over stairs storage cupboard.



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### FAMILY BATHROOM

Having been refitted with a three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment and a fitted shower screen, WC with concealed cistern, wash had basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, extractor fan, ceiling light point, obscure glazed window to side elevation.

### EXTERIOR

The property benefits from a driveway which extends to the side of the property and provides off road parking.

### REAR GARDEN

Initially comprising a paved seating area with the remainder of the garden being predominantly laid to lawn. The garden houses a timber shed and is fully enclosed by fencing.

### AGENTS NOTE

The property is to be purchased on a 50% shared ownership with Platform Homes owning the remaining 50%. The rent payable for the remaining share is £188.40 per calendar month. There is also a service charge of £32.51 per calendar month resulting in a total payment of £220.91 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Platform Homes. The property is subject to a local connection criteria, details of which are available from the selling agents office.

### SERVICES

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

### REFERENCE

08012025/28590244/STR





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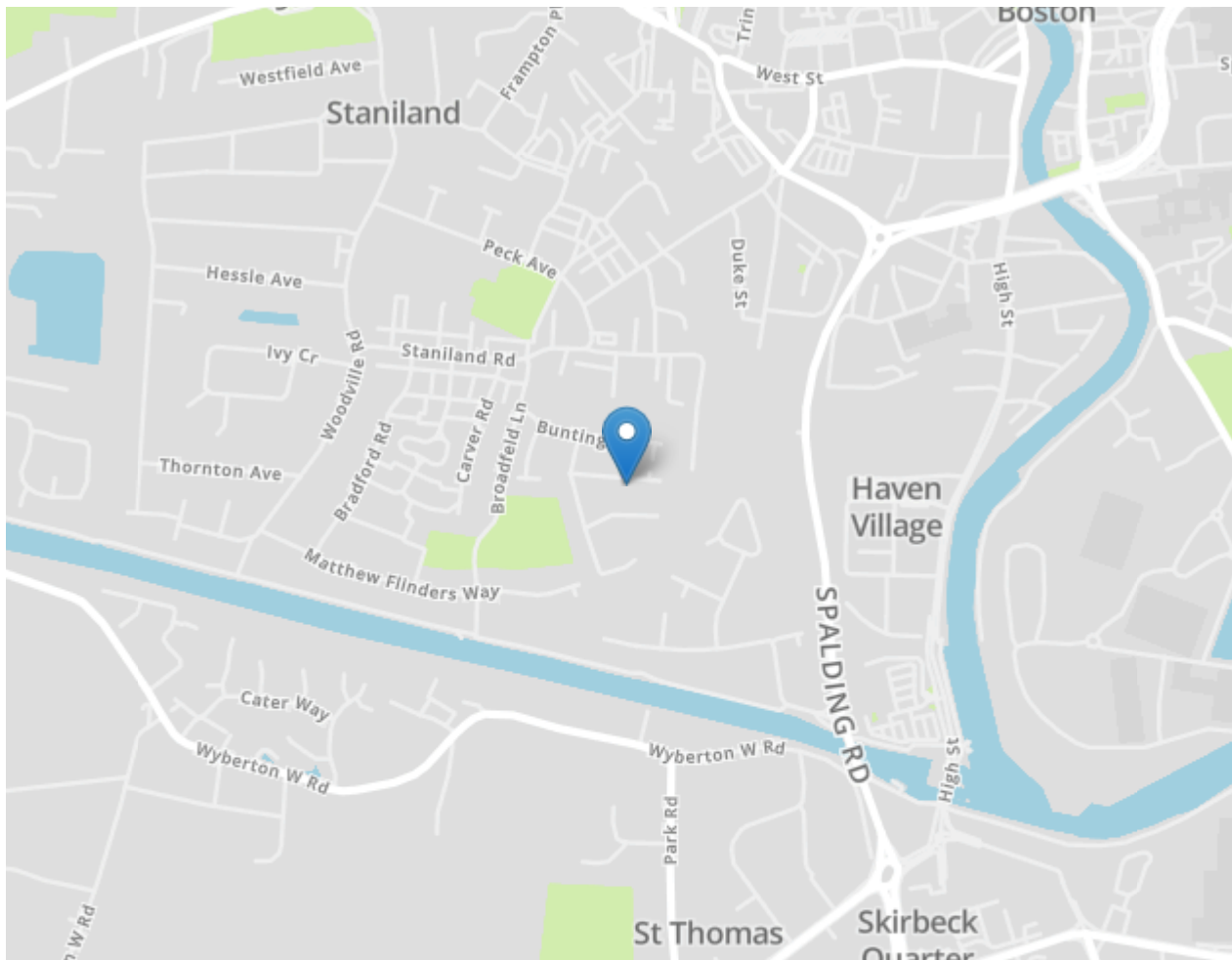
## AGENT'S NOTES

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.

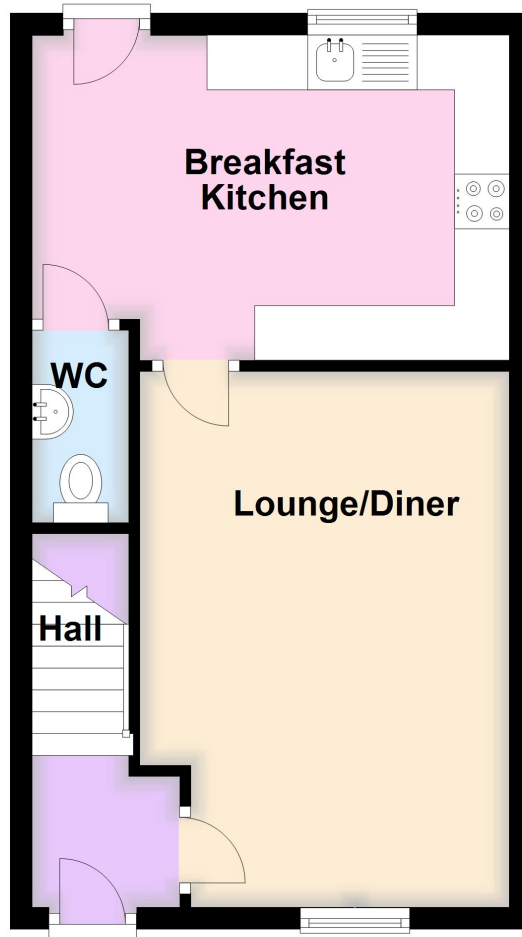


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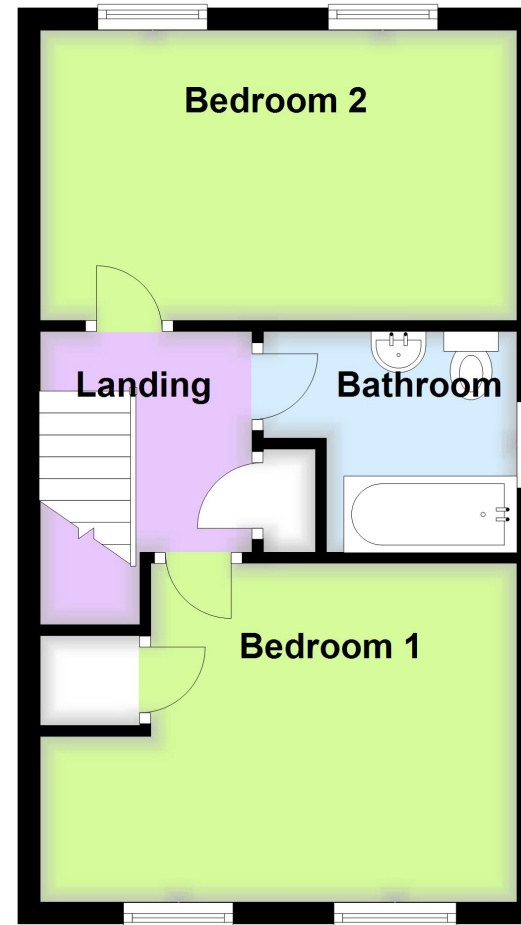
## Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 69.6 sq. metres (748.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		