



**£319,500**

23 Archibald Walk Boston, Lincolnshire PE21 7TS

**SHARMAN BURGESS**

**23 Archibald Walk Boston, Lincolnshire**  
**PE21 7TS**  
**£319,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point.

**LOUNGE**

19' 7" x 11' 8" (5.97m x 3.56m)

Having dual aspect windows, French doors to side elevation, two radiators, living flame coal effect gas fireplace with fitted hearth and surround, TV aerial point.

A large detached family home situated on a corner plot, with gardens to the front, side and rear. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, ground floor cloakroom. To the first floor is a great sized landing with four double bedrooms arranged off, family bathroom and en-suite shower room to bedroom one. Further benefits include a driveway, single garage, gas central heating and enclosed gardens.



**SHARMAN BURGESS**

### DINING ROOM

11' 9" x 10' 10" (3.58m x 3.30m)

Having dual aspect windows, radiator, ceiling light point.

### BREAKFAST KITCHEN

11' 3" (maximum) x 13' 3" (maximum) (3.43m x 4.04m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units with corner display shelving, drawer units and matching eye level wall units including display cabinet, space for standard height fridge or freezer, integrated double oven and grill, four ring gas hob, illuminated stainless steel fume extractor above, plumbing for dishwasher, two windows to side elevation, tiled floor, radiator, coved cornice, ceiling recessed lighting.

### UTILITY ROOM

9' 10" (including entrance area) x 7' 0" (maximum at widest point) (3.00m x 2.13m)

Having counter top with inset stainless steel sink and drainer with mixer tap, base level storage unit, wall mounted storage units, plumbing for automatic washing machine, space for condensing tumble dryer, coved cornice, ceiling light point, radiator, extractor fan, obscure glazed door leading to the garden.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner pedestal wash hand basin with mixer tap and tiled splashback, push button WC, radiator, coved cornice, ceiling light point, extractor fan, tiled floor.



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### FIRST FLOOR LANDING

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

### BEDROOM ONE

16' 6" (maximum into entrance area) x 15' 1" (5.03m x 4.60m)  
Having dual aspect windows, two radiators, coved cornice, two ceiling light points, built-in double wardrobe with hanging rail and shelving within (can be included in the sale if required).

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with multi jet wall mounted shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, tiled floor, extended tiled splashbacks, heated towel rail, electric shaver point, extractor fan, obscure glazed window to side elevation, coved cornice, ceiling recessed lighting.

### BEDROOM TWO

11' 8" x 11' 10" (3.56m x 3.61m)  
Having window to front elevation, radiator, coved cornice, ceiling light point.

### BEDROOM THREE

11' 8" x 9' 7" (3.56m x 2.92m)  
Having window to side elevation, radiator, coved cornice, ceiling light point, built-in wardrobe (can be included in the sale if required).





#### **BEDROOM FOUR**

11' 7" x 9' 7" (3.53m x 2.92m)

Currently used as an office. Having dual aspect windows, radiator, coved cornice, ceiling light point, fitted office furniture, access to part boarded loft space with loft ladder.

#### **FAMILY BATHROOM**

11' 8" (maximum into entrance area) x 7' 3" (3.56m x 2.21m)

Being fitted with a four piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen, tiled floor, extended tiled splashbacks, electric shaver point, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window to rear elevation, airing cupboard housing the hot water cylinder within.

#### **EXTERIOR**

The property occupies a corner plot, with gardens to front, side and rear. A dropped kerb leads to a gravelled driveway which provides off road parking as well as vehicular access to the:-

#### **GARAGE**

17' 2" x 9' 8" (5.23m x 2.95m)

Having up and over door, served by power and lighting, housing the gas central heating boiler.

To the immediate right hand side of the driveway is a section of lawn which also belongs to the property and provides scope for additional driveway space if required. The driveway area is served by an external tap and power. Gated access leading to:-



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### REAR GARDEN

Having a raised decked seating area with large pergola above (to be included in the sale) leading to the remainder which is predominantly laid to lawn with borders housing a variety of plants and young trees. The garden is served by an outside tap and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

23022026/30015581/WHI



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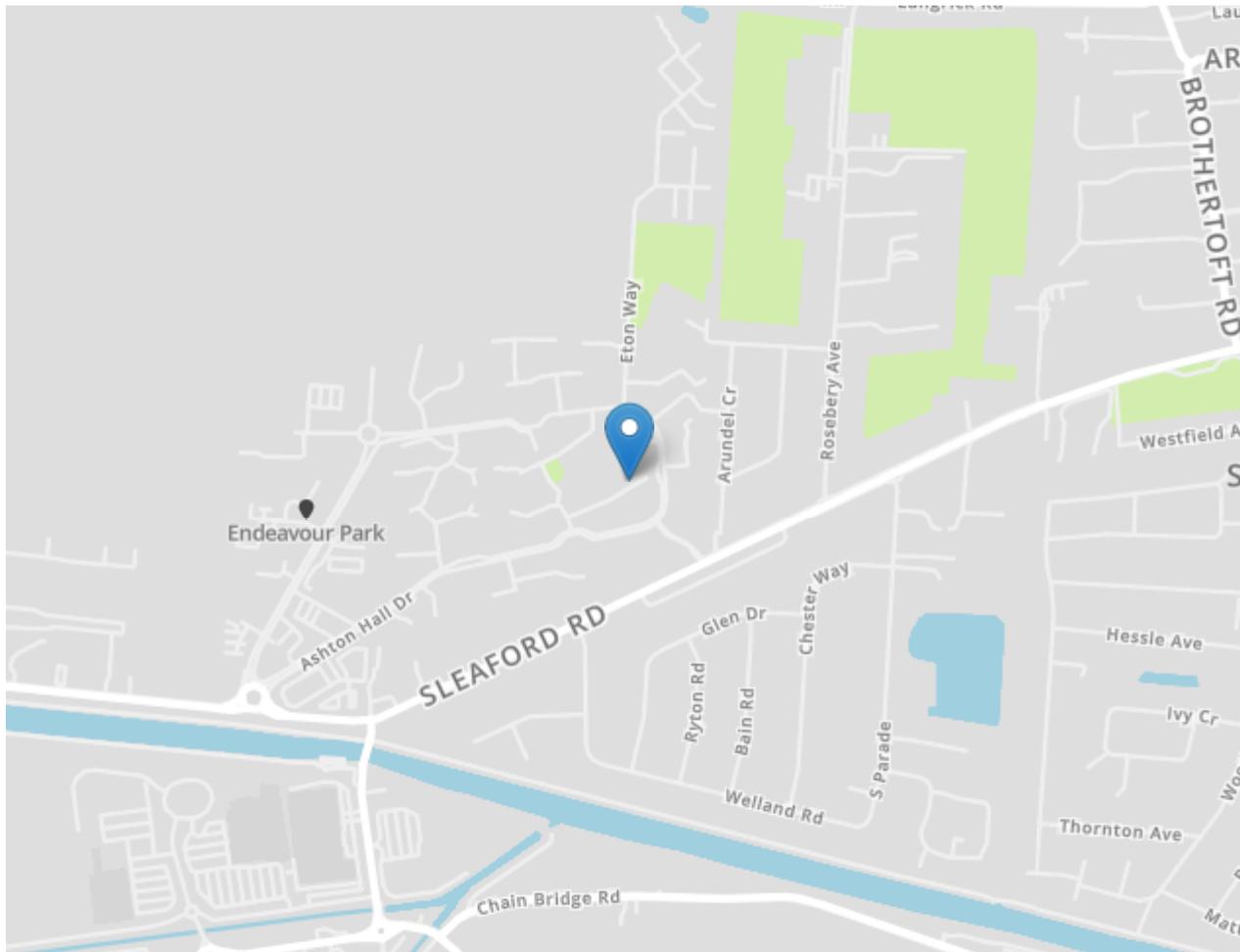
## AGENT'S NOTES

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.

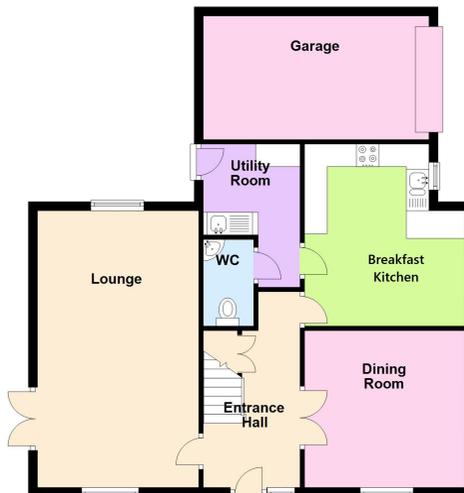
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 78.3 sq. metres (843.3 sq. feet)



**First Floor**  
Approx. 80.7 sq. metres (869.0 sq. feet)



Total area: approx. 159.1 sq. metres (1712.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	