



£149,950

57a Brothertoft Road, Boston, Lincolnshire PE21 8HF

SHARMAN BURGESS

**57a Brothertoft Road, Boston, Lincolnshire
PE21 8HF
£149,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having uPVC glazed front entrance door, double glazed window to side elevation, wood laminate flooring, radiator, door to: -

LOUNGE DINER (L-SHAPED)

20' 3" (maximum) x 15' 10" (maximum) (6.17m x 4.83m)

Having double glazed window to front elevation, radiator, telephone point, wood laminate flooring, door to kitchen, timber staircase with LED automatic lighting rising to first floor, single glazed door to: -

A well presented end of terrace property with off road parking to the front, rear garden and single garage to the rear. Accommodation comprises an entrance hall, good sized lounge diner, kitchen, two bedrooms and bathroom to the first floor. IDEAL FOR FIRST TIME BUY or BUY TO LET INVESTMENT. The property is situated within close proximity of Boston Town Centre and its amenities.



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REAR ENTRANCE LOBBY

Having single glazed rear entrance door, wood laminate flooring radiator, cupboard with space and plumbing for automatic washing machine and further built-in cupboard within.

KITCHEN

10' 10" x 7' 1" (3.30m x 2.16m)

Being fitted with a range of wall and base level storage units, areas of work surfaces, inset composite one and a half bowl sink and drainer with mixer tap, space and plumbing for dishwasher, integrated Bosch oven, four ring gas hob with extractor above, space for upright fridge freezer, splash boarding, radiator, partly tiled walls, dual aspect double glazed windows, wall mounted central heating boiler, potential for serving hatch (currently boarded up).

FIRST FLOOR LANDING

Having double glazed window to side elevation, access to roof space.

BEDROOM ONE

10' 1" x 12' 7" (3.07m x 3.84m)

Having double glazed window to front elevation, radiator, built-in over stairs storage cupboard, fitted wardrobes with sliding doors and corner shelving, TV aerial point.

BEDROOM TWO

9' 10" x 9' 8" (maximum into recess) (3.00m x 2.95m)

Having double glazed window to rear elevation, radiator, fitted shelving.



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BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment over, low level WC, bespoke wash hand basin fitted to tiled base, partly tiled walls, double glazed window to rear elevation, wall mounted heated towel rail, solid wood floor, extractor fan, built-in cupboard with slatted shelving within.

EXTERIOR

To the immediate front of the property is an area of hardstanding providing parking space. Side gated access leads to the rear garden, which is laid to patio hardstanding and an area of lawn with raised borders. Personnel door to single garage. The garden is enclosed by timber fencing. To the rear of the property is the: -

SINGLE GARAGE

18' 0" x 9' 0" (5.49m x 2.74m)

Having up and over door, window to rear elevation, personnel door to garden, served by power and lighting.

SERVICES

Mains electricity, gas, water and drainage are connected.

REFERENCE

13022026/29958629/CZA



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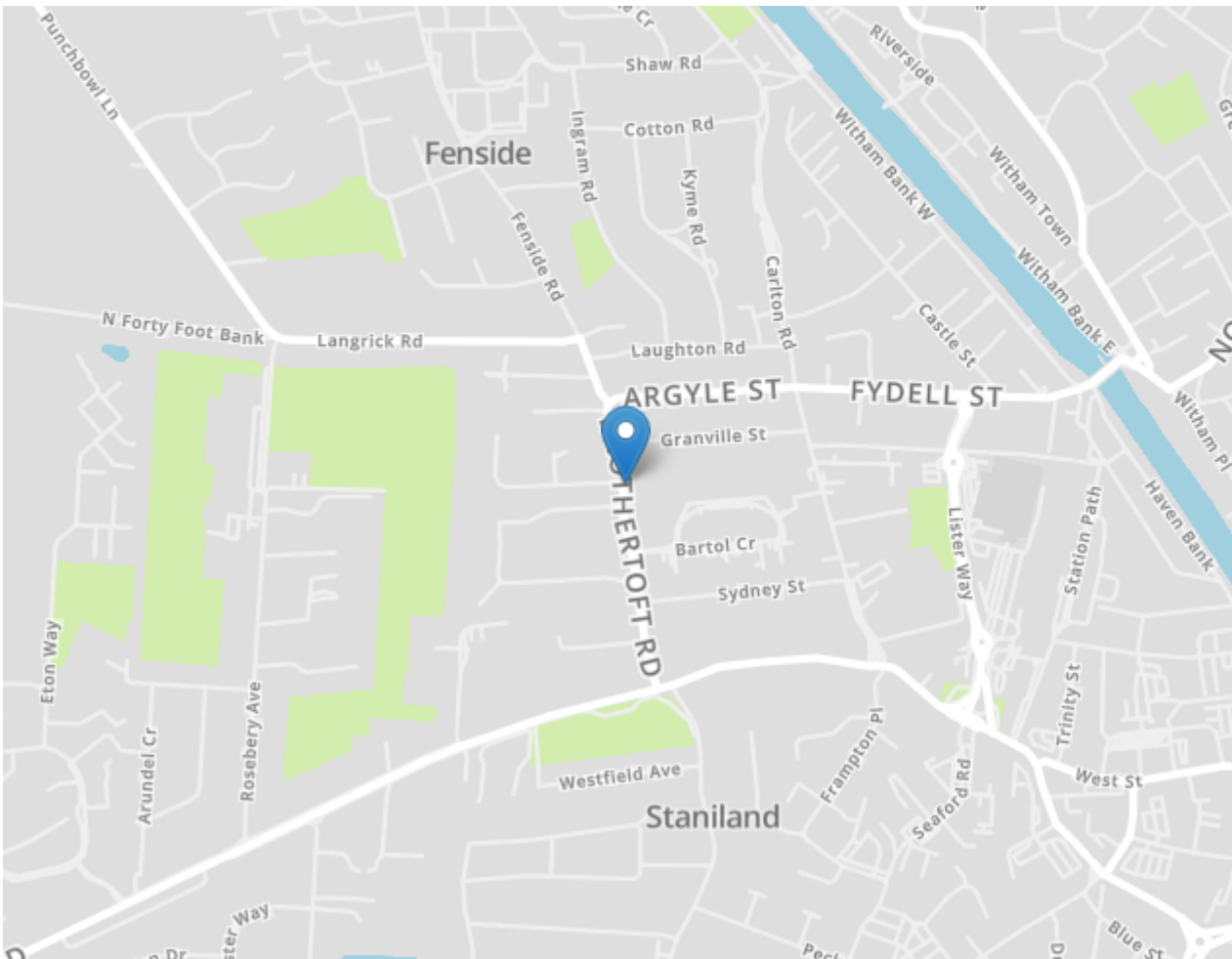
AGENT'S NOTES

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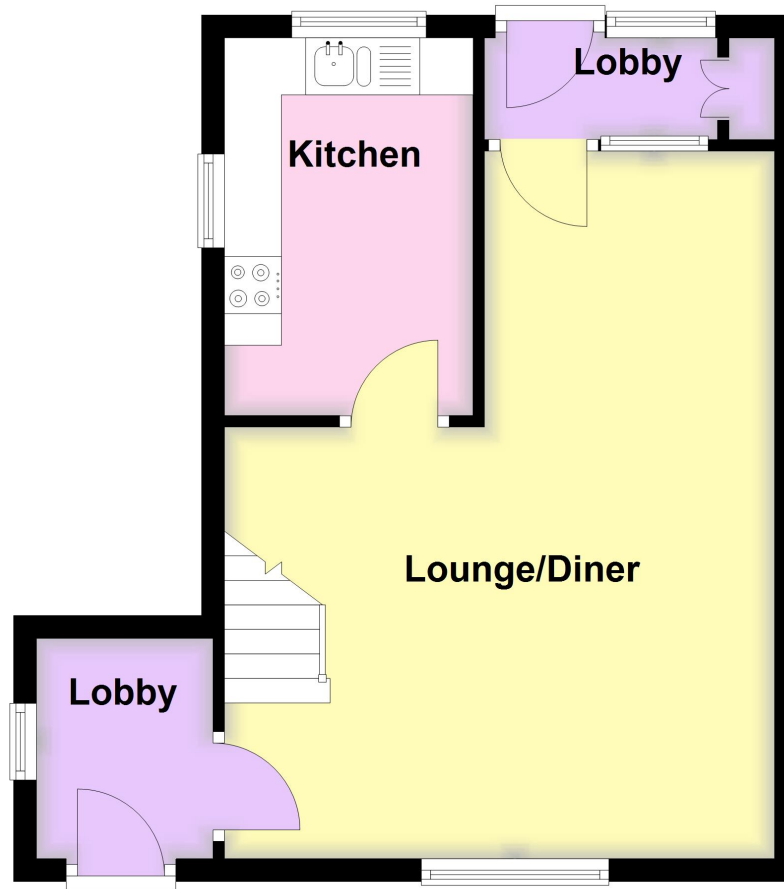
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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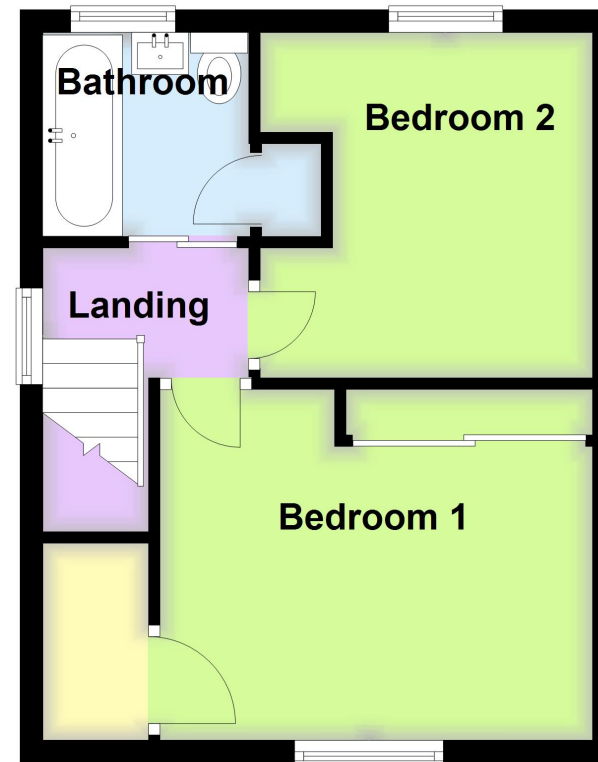
Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.4 sq. feet)



Total area: approx. 67.9 sq. metres (730.5 sq. feet)

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