



£265,000

50 Hessle Drive, Boston, Lincolnshire PE21 8BZ

SHARMAN BURGESS

**50 Hessle Drive, Boston, Lincolnshire
PE21 8BZ
£265,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, wall mounted electric fuse box, ceiling light point, staircase leading off.

LOUNGE

18'0" x 12'0" (maximum including chimney breast) (5.49m x 3.66m)
Having window to side elevation, radiator, coved cornice, ceiling light point, additional wall mounted lighting, TV aerial point, electric fireplace with fitted inset and hearth and display surround, French doors leading through to Conservatory.



SHARMAN BURGESS



KITCHEN

11' 10" x 8' 10" (3.61m x 2.69m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, integrated waist height double oven and grill, four ring ceramic hob and illuminated fume extractor above, window to side elevation, ceiling light point, radiator, concealed Vaillant combination gas central heating boiler. Archway through to: -

DINING ROOM

13' 0" x 10' 1" (3.96m x 3.07m)

Having radiator, ceiling light point, French doors leads through to: -

CONSERVATORY

16' 6" x 10' 6" (5.03m x 3.20m)

Also accessed from the Lounge. Of brick and uPVC double glazed construction with polycarbonate roof, ceiling light point incorporating fan, French doors leading into the garden.

REAR ENTRANCE LOBBY

Accessed from the Dining Room. Having wood effect laminate flooring, ceiling light point, built-in cloak cupboards with overhead storage locker above, door to: -

GROUND FLOOR SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath and wall mounted medicine cabinet above, obscure glazed window to rear elevation, tiled floor, ceiling light point.



**SHARMAN
BURGESS** Est 1996

GROUND FLOOR BEDROOM ONE

13' 0" (maximum) x 12' 0" (maximum) (3.96m x 3.66m)

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

GROUND FLOOR BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)

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

GROUND FLOOR FAMILY BATHROOM

Being fitted with a modern white three piece suite comprising push button WC, wall mounted wash hand basin with mixer tap, wall mounted medicine cabinet with lighting, panelled bath with mixer tap and hand held shower attachment, tiled floor, fully tiled walls, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to side elevation.

FIRST FLOOR LANDING

Having ceiling light point, built-in double wardrobe, door to:-

BEDROOM THREE

14' 4" (maximum taken into window) x 9' 10" (with reduced head height) (4.37m x 3.00m)

Having window to front elevation, radiator, ceiling light point, access to loft space, additional access into eaves storage served by lighting.

EXTERIOR

The property sits on a large corner plot and benefits from gardens to the front, side and rear. The property's vehicular access is off Thornton Avenue to the rear and comprises a large block paved driveway which is approached over a dropped kerb, providing ample off road parking and hardstanding for numerous vehicles.

DETACHED DOUBLE GARAGE

21' 4" (maximum) x 16' 0" (maximum) (6.50m x 4.88m)

Of brick and tile construction, Having two up and over doors, served by power and lighting.

GARDENS

The gardens have been designed by the current Vendor with low maintenance in mind and are laid to sections of artificial grass with resin and cobbles pathways leading between. There are a range of well stocked beds and borders containing a wide variety of flowering plants, shrubs and trees. In addition, there is a paved patio seating area with outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

06032025/28812235/WOO



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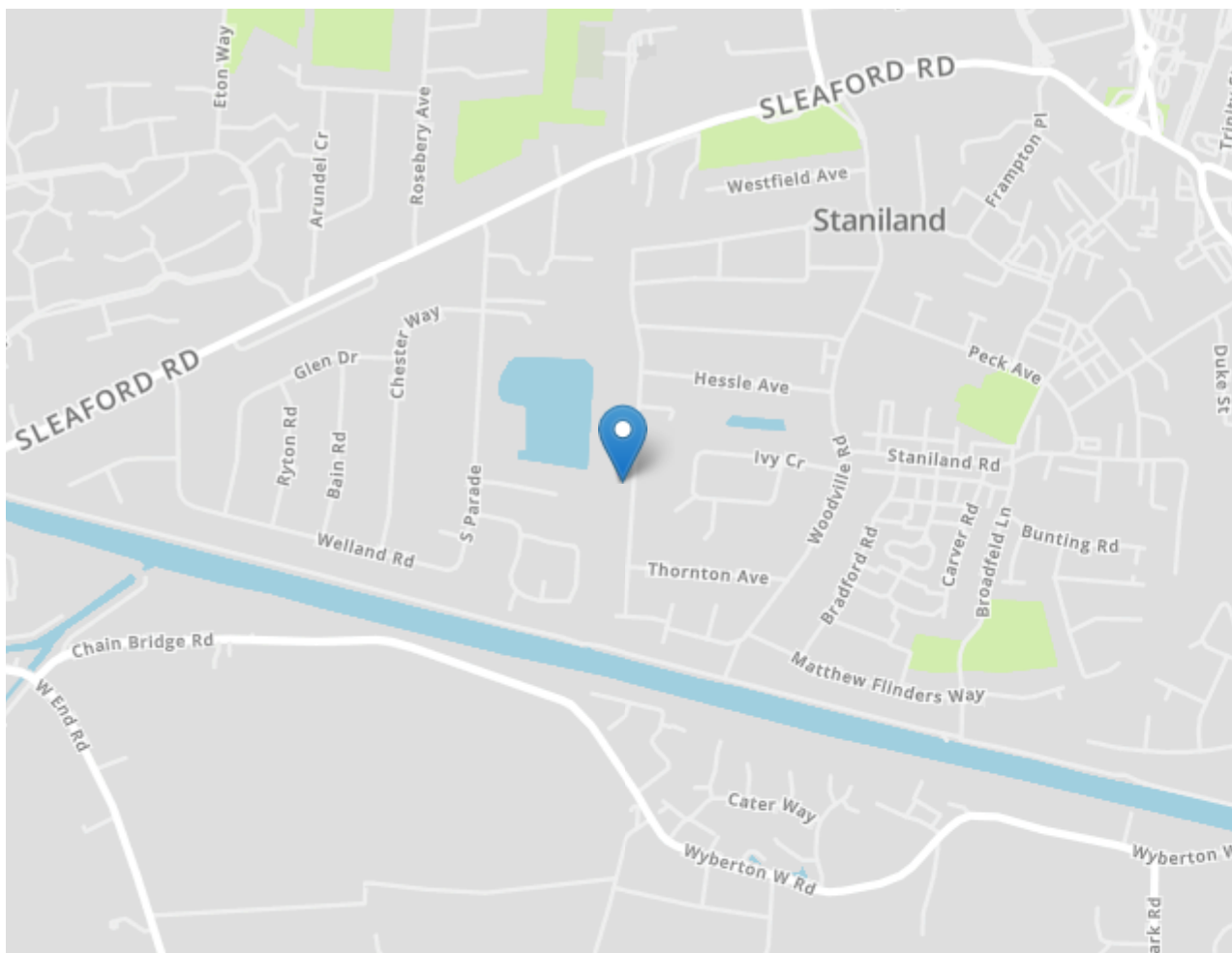
AGENT'S NOTES

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.

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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.

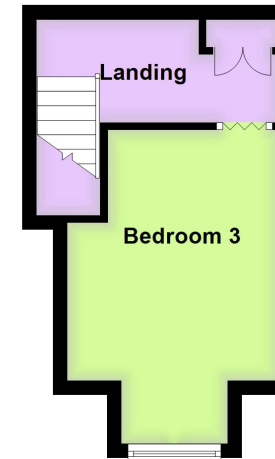


SHARMAN BURGESS

Ground Floor
Approx. 107.0 sq. metres (1151.2 sq. feet)



First Floor
Approx. 18.3 sq. metres (196.6 sq. feet)



Total area: approx. 125.2 sq. metres (1347.8 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	