



**£149,950**

120 Church Road, Boston, Lincolnshire PE21 0LG

**SHARMAN BURGESS**

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PE21 0LG  
£149,950 Freehold**

A semi-detached property situated on a large corner plot, offering huge scope and potential for extension and alteration (s.t.p.p) and requiring modernisation and improvement. Being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, three bedrooms to the first floor, shower room and separate WC. Further benefits include gated driveway and gas central heating.

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door, window to front elevation, radiator, staircase leading off, wall mounted coat hooks, ceiling light point.

##### LOUNGE

13' 4" (maximum into bay window) x 11' 11" (maximum) (4.06m x 3.63m)

Having feature bay window to front elevation, fireplace with blockwork hearth and surround, two radiators, picture rail, ceiling light point.



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#### KITCHEN DINER

18' 10" (maximum) x 11' 3" (maximum) (5.74m x 3.43m)

Having stainless steel sink and drainer, base level storage units, drawer units and wall mounted units, gas cooker, window to rear elevation, obscure glazed rear entrance door, ceiling light point, walk-in pantry with shelving within and obscure glazed window to rear elevation. The dining area benefits from a window to the rear elevation, radiator, ceiling light point, picture rail, built-in storage with shelving within.

#### FIRST FLOOR LANDING

Having window to side elevation, access to roof space, ceiling light point.

#### BEDROOM ONE

12' 2" (maximum into entrance area) x 13' 5" (maximum into bay window and including recess) (3.71m x 4.09m)

Having feature bay window to front elevation, radiator, picture rail, ceiling light point, fireplace with tiled hearth and surround, built-in wardrobe with shelving within.

#### BEDROOM TWO

12' 2" (maximum) x 9' 8" (maximum) (3.71m x 2.95m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe with overhead storage locker, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### BEDROOM THREE

8' 0" (maximum) x 8' 6" (maximum) (2.44m x 2.59m)

Having window to front elevation, radiator, picture rail, ceiling light point, boiler cupboard housing the Worcester gas central heating boiler.



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### SHOWER ROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, obscure glazed window to rear elevation, radiator, ceiling light point.

### SEPARATE W.C.

Having WC, obscure glazed window to rear elevation, ceiling light point.

### EXTERIOR

The property is situated on a large plot, with gardens to the front, side and rear. Double gates provide access to the driveway which provides ample off road parking and a further gravelled area provides additional hardstanding space. The front, side and rear gardens are predominantly laid to lawn and benefit from a mixture of fencing and hedging to the boundaries. The rear garden is served by an outside tap and lighting and houses a brick built store, which is separated into sections and provides valuable storage space.

### SERVICES

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

### REFERENCE

08012025/28088416/HAR



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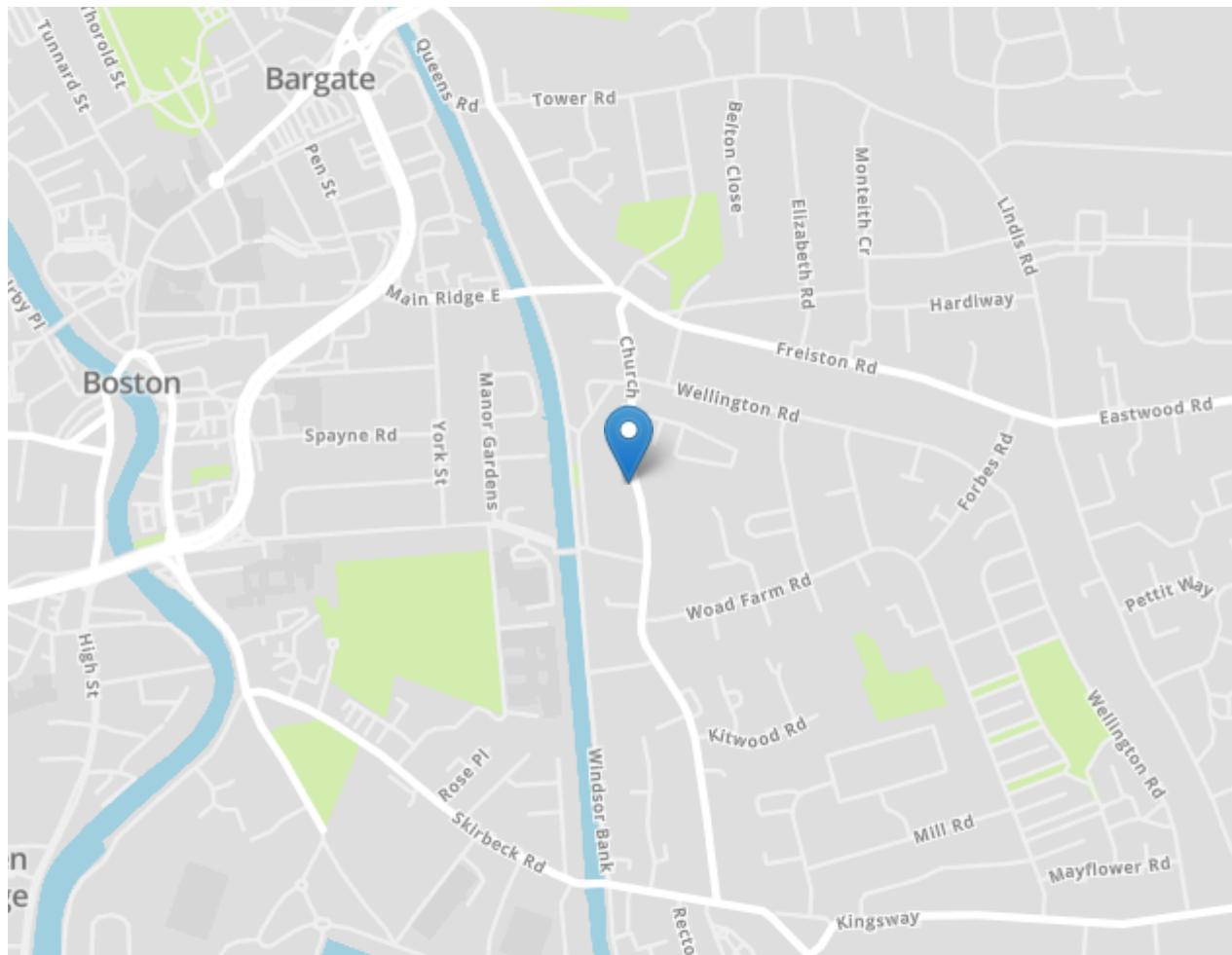
#### AGENT'S NOTES

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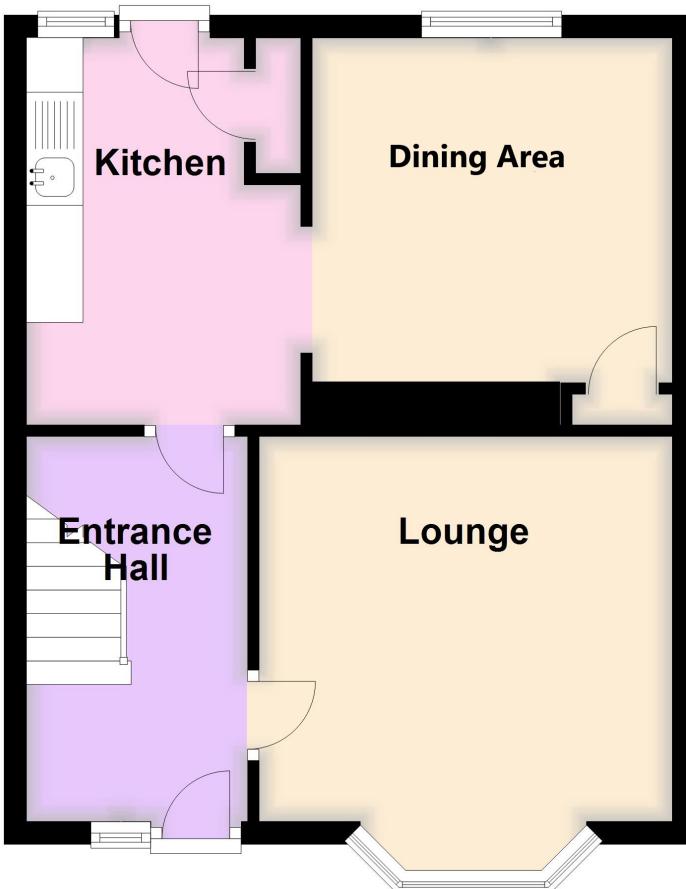
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

## Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 sq. feet)

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