



£175,000

2 Curlew Road, Boston, Lincolnshire PE21 7FF

SHARMAN BURGESS

**2 Curlew Road, Boston, Lincolnshire
PE21 7FF
£175,000 Freehold**

ACCOMMODATION

Having partially obscure glazed front entrance door through to: -

KITCHEN

17' 1" x 10' 10" (5.21m x 3.30m)

A modern fitted kitchen comprising counter tops with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, plumbing for dishwasher, space for twin height fridge freezer, radiator, ceiling light point, window to front elevation, wall mounted electric fuse box, staircase rising to first floor. Door to: -

A modern semi-detached property offering well presented living accommodation throughout comprising spacious kitchen, ground floor cloakroom, open plan lounge diner, three bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include driveway and enclosed garden to the rear. Being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, push button WC, obscure glazed window to front elevation, radiator, ceiling light point.

LOUNGE DINER

17' 1" (maximum into recess) x 13' 5" (maximum) (5.21m x 4.09m)

Having two radiators, two ceiling light points, TV aerial point, French doors leading to the rear garden, understairs storage cupboard, wall mounted digital central heating timer.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in boiler cupboard over stairs housing the gas combination central heating boiler.

BEDROOM ONE

10' 5" x 10' 3" (3.17m x 3.12m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with wall mounted electric shower and tiling within and bi-fold shower screen, heated towel rail, ceiling light point, extractor fan, obscure glazed window to side elevation.

BEDROOM TWO

10' 2" (maximum) x 10' 5" (maximum) (3.10m x 3.17m)

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

**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

6' 9" x 6' 7" (2.06m x 2.01m)

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

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted mains fed shower above and fitted shower screen, wash hand basin with mixer tap, push button WC, tiled splashbacks, obscure glazed window to front elevation, ceiling light point, heated towel rail.

EXTERIOR

To the front, the property has a lawned area with low level privet hedging and a tarmac driveway to the right hand side of the property which provides off road parking.

REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed and served by external tap and lighting.

AGENTS NOTE

Prospective purchasers are advised that a monthly service charge will be payable to Amplus for the upkeep and maintenance of unadopted roads and communal areas, with details to follow.

SERVICES

Mains gas, water, electricity and drainage are connected.

REFERENCE

01092025/29742252/OVE



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

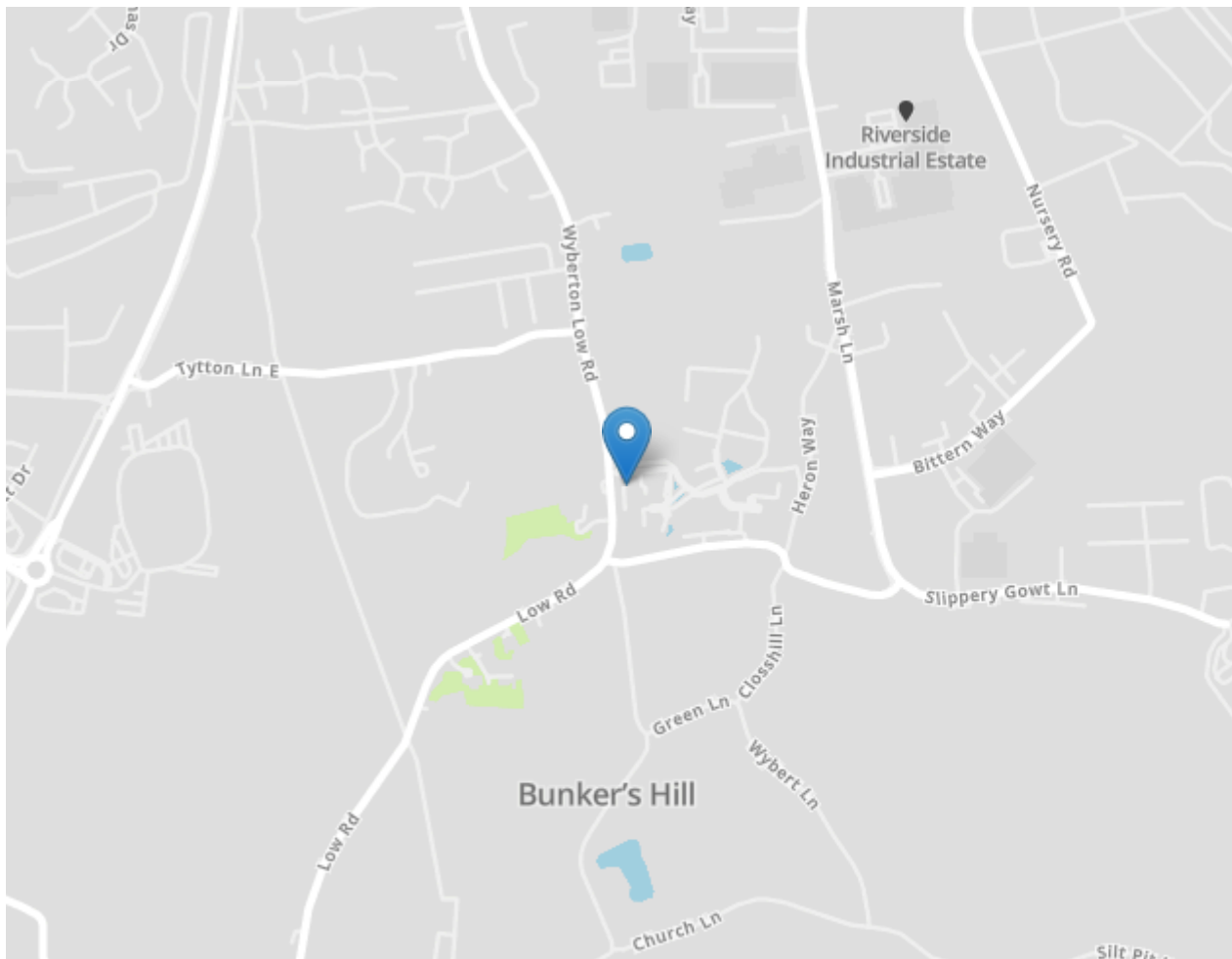
AGENT'S NOTES

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.

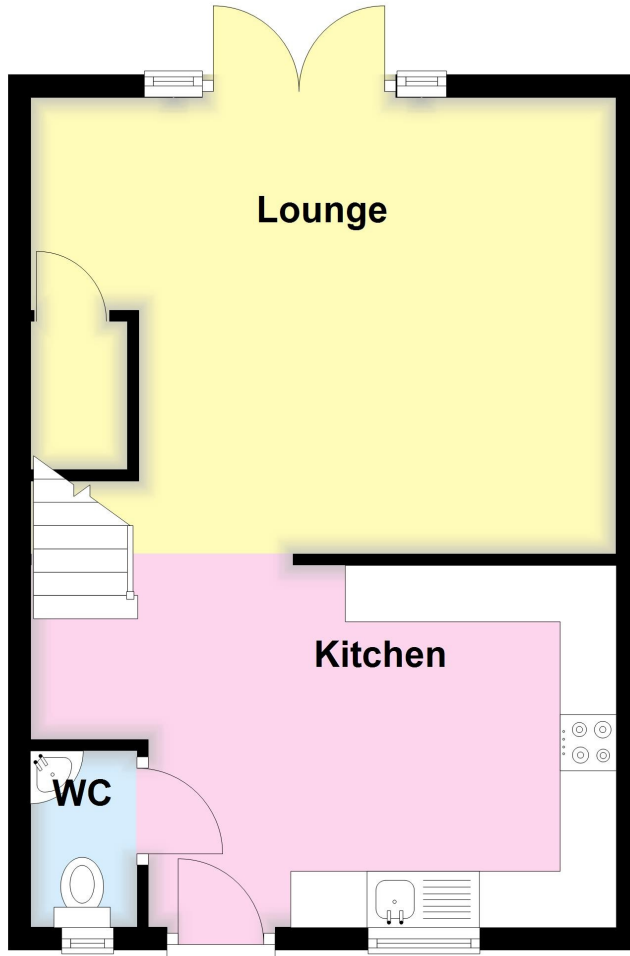
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

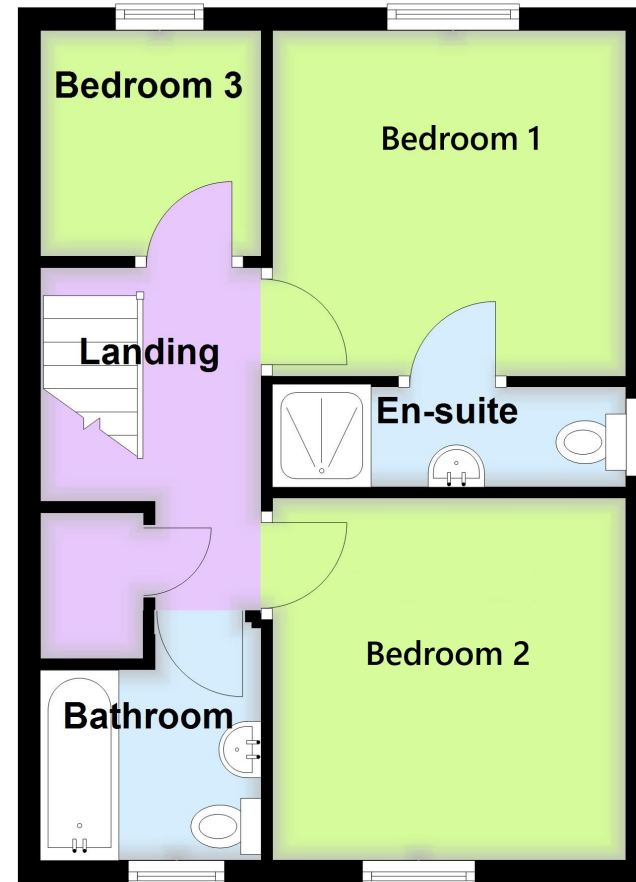
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 76.6 sq. metres (824.4 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC