



£150,000

33 Manor Gardens, Boston, Lincolnshire PE21 6JQ

SHARMAN BURGESS

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£150,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point, built-in cloak cupboard with hanging rail and gas meter within.

LOUNGE

16' 6" (maximum) x 13' 0" (maximum) (5.03m x 3.96m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, electric fireplace with fitted hearth and display surround.

A semi-detached property situated on a corner plot with single garage to the rear, close to Boston Town Centre and its amenities. Accommodation comprises an entrance hall, lounge, extended kitchen diner, conservatory, three bedrooms to the first floor and a shower room (shower currently not in working order). Further benefits include a ground floor cloakroom, approximate south facing rear garden, uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN DINER

13' 6" (maximum at the widest point) x 14' 0" (maximum including archway) (4.11m x 4.27m)

Having counter tops with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display shelving, integrated oven and grill, four ring gas hob with splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, Karndeane flooring, radiator, three ceiling light points, two windows to rear elevation, door to conservatory.

INNER LOBBY

Having ceiling light point, window to side elevation, under stairs storage cupboard housing the gas central heating boiler.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, WC, obscure glazed window to side elevation, ceiling light point.

CONSERVATORY

12' 5" x 8' 9" (3.78m x 2.67m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wall mounted electric heater, ceiling light point, doors to front and rear elevations, radiator.

FIRST FLOOR LANDING

Having window to side elevation, coved cornice, ceiling light point, access to loft space, built-in linen cupboard with slatted shelving within.



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BEDROOM ONE

12' 8" x 9' 9" (maximum including chimney breast) (3.86m x 2.97m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM TWO

9' 9" (maximum) x 9' 9" (maximum) (2.97m x 2.97m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM THREE

7' 9" x 6' 0" (2.36m x 1.83m)

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

SHOWER ROOM

Having WC, bidet, pedestal wash hand basin, shower cubicle (potential purchasers should be aware that the existing shower has currently been capped off), radiator, obscure glazed window, ceiling light point.

EXTERIOR

The property sits on a corner plot and has a mature front garden set with an array of shrubs and flowering bulbs. To the rear of the property is a -

SINGLE GARAGE

Having fibreglass roof, up and over door, personnel door to garden.

REAR GARDEN

Enjoying an approximate south facing aspect, with sections of lawn and well stocked flower and shrub borders.

SERVICES

Mains gas, electricity, water and drainage are connected.

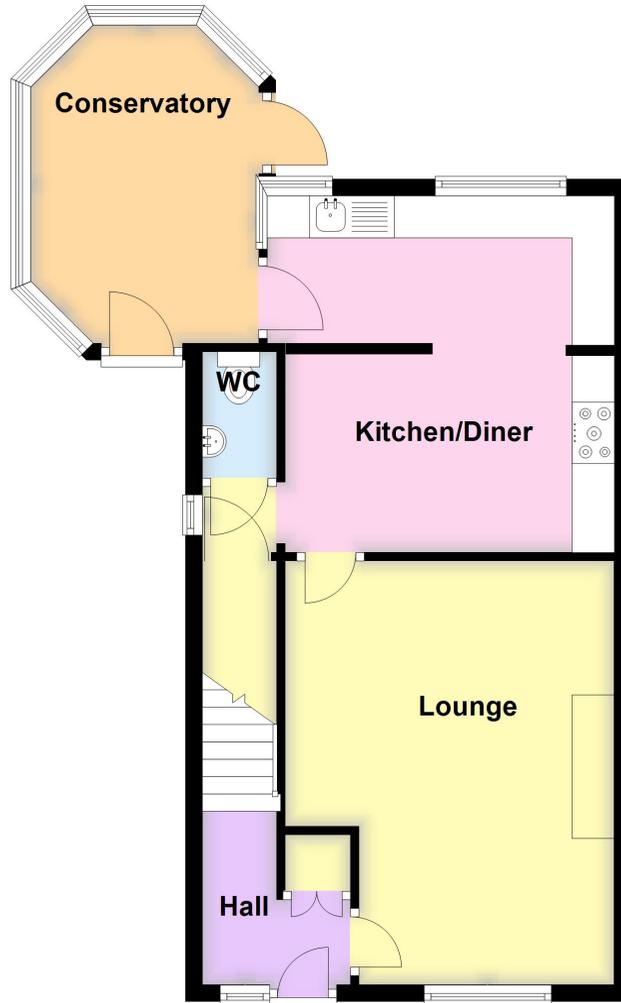
REFERENCE

27022026/30012407/SIS



Ground Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 sq. feet)

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