



SHARMAN  
BURGESS  
For Sale  
01205 361161

28

**£299,950**

28 Ashton Hall Drive, Boston, Lincolnshire PE21 7TG

**SHARMAN BURGESS**



**28 Ashton Hall Drive, Boston, Lincolnshire  
PE21 7TG  
£299,950 Freehold**

A modern, detached property having the benefits of a south facing garden to the rear and double garage. The accommodation comprises an entrance hall, lounge, office/study, dining room, kitchen, utility and ground floor cloakroom. To the first floor are four bedrooms, with en-suite to bedroom one and a family bathroom. The property is served by gas central heating and has a block paved driveway to the rear.

#### ACCOMMODATION

##### ENTRANCE HALL

Having front entrance door, tiled floor, radiator, coved cornice, ceiling recessed lighting, staircase rising to the first floor landing, radiator, under stairs storage cupboard.

##### LOUNGE

17' 9" (maximum measurement) x 12' 0" (maximum measurement) (5.41m x 3.66m)

Having window to front aspect, coved cornice, ceiling recessed lighting, two radiators, TV aerial point, living flame gas fire with fitted hearth, inset and display surround. Set of double doors through to: -



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### OFFICE/STUDY

11' 9" x 8' 2" (3.58m x 2.49m)

Having the potential to be used as a garden room. French doors leading the rear, two windows, coved cornice, ceiling light point, wall mounted shelving to the majority of one wall, radiator. Door to: -

### DINING ROOM

11' 8" x 9' 8" (3.56m x 2.95m)

Also accessed from the entrance hall. Having tiled floor, coved cornice, ceiling light point, radiator, window to rear aspect.

### KITCHEN

14' 3" x 9' 7" (4.34m x 2.92m)

Having counter tops with stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and wall units, integrated oven and grill, four ring induction hob with fume extractor above, integrated microwave, integrated dishwasher, space for American style fridge freezer, tiled floor, window to front, coved cornice, ceiling recessed lighting.

### UTILITY ROOM

8' 5" x 6' 2" (2.57m x 1.88m)

Having counter top with stainless steel sink and drainer with mixer tap, base level storage units, wall units, tiled floor, radiator, coved cornice, ceiling light point, window to side aspect, side entrance door, wall mounted Viessmann gas central heating boiler, plumbing for automatic washing machine, space for tumble dryer.



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### GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a corner wash hand basin with tiled splashback, heated towel rail, obscure glazed window, coved cornice, ceiling light point, tiled floor.

### FIRST FLOOR LANDING

Having access to roof space, coved cornice, ceiling recessed lighting, airing cupboard housing the hot water cylinder.

### BEDROOM ONE

14' 2" x 12' 0" (4.32m x 3.66m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe.

### EN-SUITE SHOWER ROOM

Having a three piece suite comprising wash hand basin with vanity unit and mixer tap, push button WC, shower cubicle with wall mounted mains fed shower and fitted screen, radiator, fully tiled walls, obscure glazed window to front aspect, coved cornice, ceiling recessed lighting.

### BEDROOM TWO

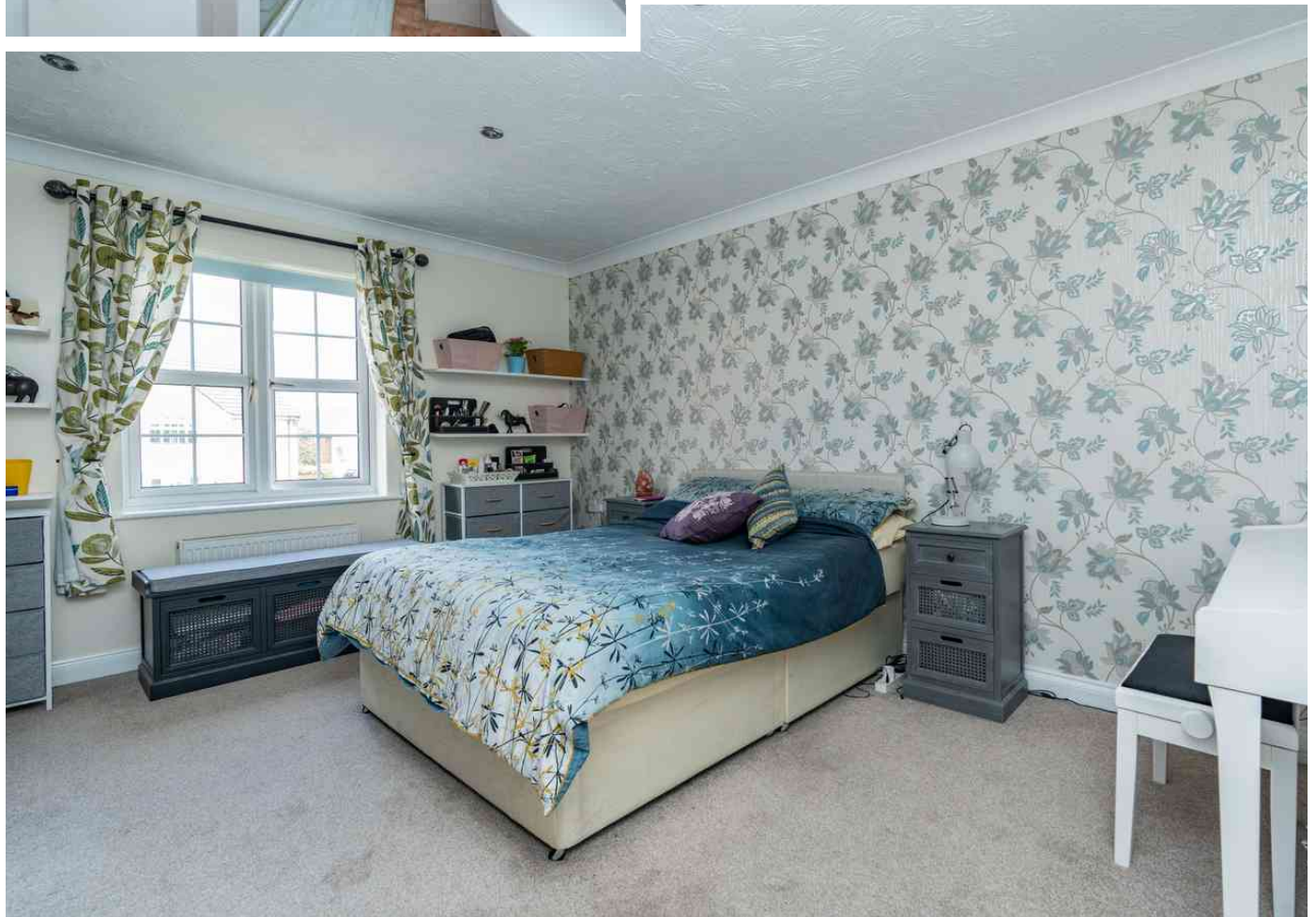
11' 10" x 9' 7" (3.61m x 2.92m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe.

### BEDROOM THREE

12' 2" x 9' 7" (3.71m x 2.92m)

Having window to front aspect, radiator, coved cornice, ceiling recessed lighting, built-in double wardrobe.







#### **BEDROOM FOUR**

11' 9" (maximum measurement) x 9' 0" (maximum measurement) (3.58m x 2.74m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **FAMILY BATHROOM**

Having a four piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, panelled bath with mixer tap and hand held shower attachment, corner shower cubicle with wall mounted mains fed shower and fitted shower screen, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, obscure glazed window to rear aspect, electric shaver point, heated towel rail and extractor fan.

#### **EXTERIOR**

The property has wrought iron fencing to the front boundary, lawned front garden and pathway leading to the front entrance door. Vehicular access is to the rear where a block paved driveway provides off road parking as well as access to the double garage.

The rear garden enjoys an approximately south facing aspect and is initially laid to paved patio seating area with a further section of shaped lawn with flower and shrub borders. The garden is fully enclosed by fencing and served by external tap and lighting. Within the garden is a good sized timber outbuilding which is separated into two sections as follows: -

#### **HOT TUB ROOM**

12' 8" x 9' 2" (3.86m x 2.79m)

Having double doors, served by power and lighting.



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### SECTION TWO/GARDEN STORE

9' 2" x 5' 9" (2.79m x 1.75m)

Having door, ceiling mounted lighting, electric consumer unit, served by power.

### DOUBLE GARAGE

18' 2" x 16' 5" (5.54m x 5.00m)

Having two electric roller doors, served by power and lighting, electric consumer unit, obscure glazed personnel door to garden.

### SERVICES

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

### REFERENCE

12012024/27145303/SHE



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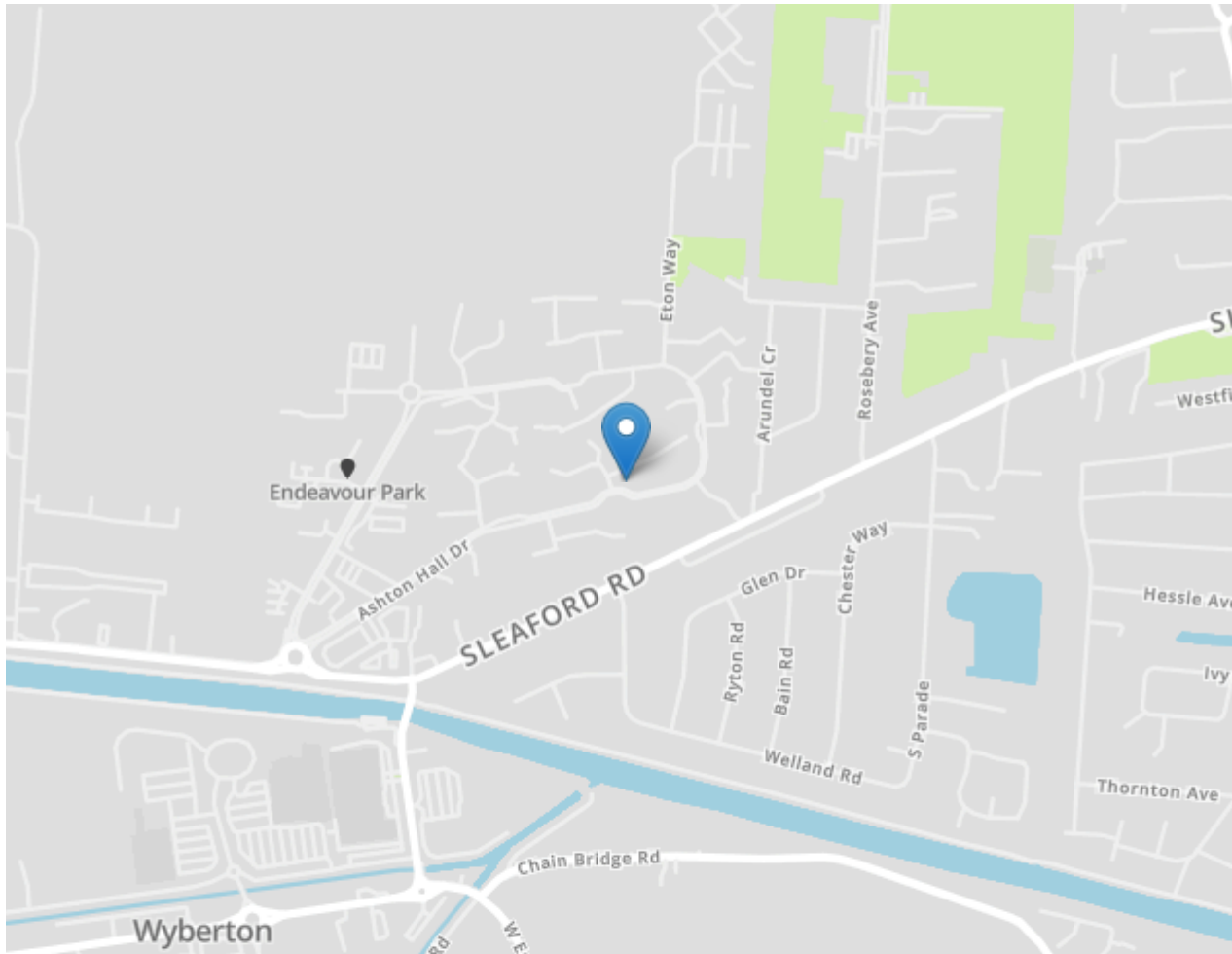
## AGENT'S NOTES

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.

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.

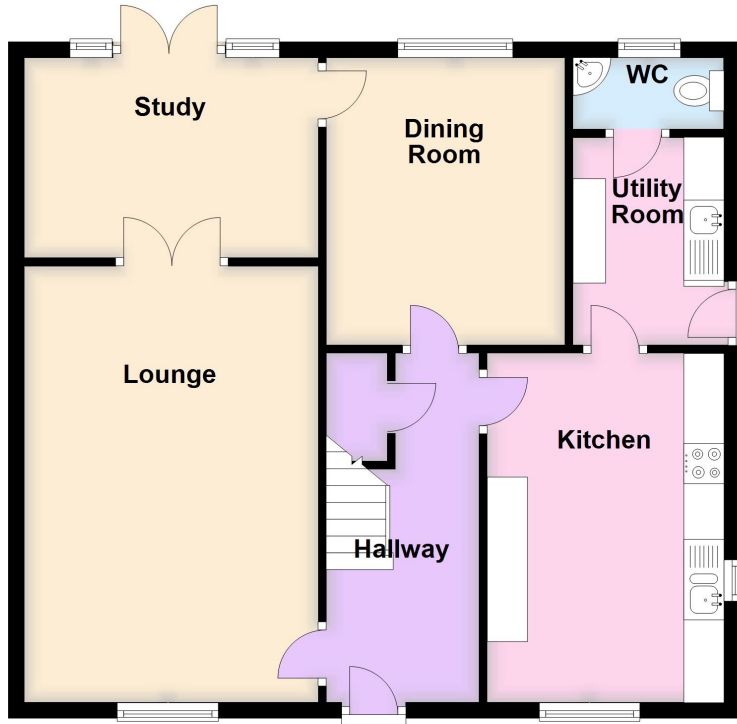


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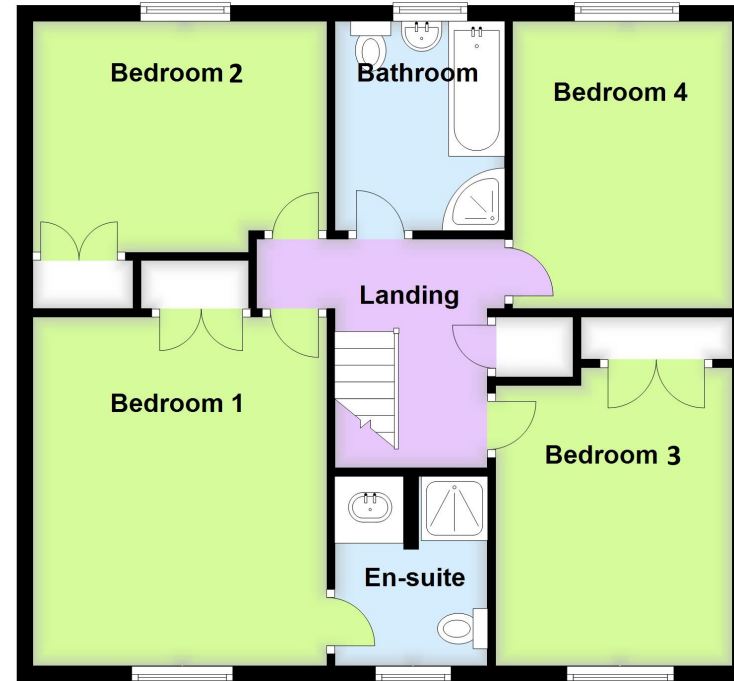
### Ground Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



### First Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



Total area: approx. 139.7 sq. metres (1504.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	