



£179,950

56 Manor Gardens, Boston, Lincolnshire PE21 6JJ

SHARMAN BURGESS

**56 Manor Gardens, Boston, Lincolnshire
PE21 6JJ
£179,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, dado rail, coved cornice, ceiling light point, built-in cloak cupboard with hanging rail and shelving within and also housing the gas and electric meters.

LOUNGE

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

Having window to front elevation, two radiators, coved cornice, wall mounted lighting, TV aerial point, electric fireplace with fitted inset and hearth and display surround.

An extended semi-detached property being offered for sale with NO ONWARD CHAIN, situated in a highly popular residential location. Accommodation comprises an entrance hall, lounge, kitchen, sitting/garden room extension, three bedrooms arranged off the first floor landing and a shower room. Further benefits include gas central heating, uPVC double glazing, driveway and enclosed rear garden.



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KITCHEN

16' 1" (maximum) x 7' 9" (maximum) (4.90m x 2.36m)
Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated automatic washing machine, integrated fridge, integrated freezer, integrated oven and grill, four ring electric hob with fume extractor above, tiled floor, window to side elevation, radiator, coved cornice, ceiling mounted lighting, built-in under stairs storage cupboard housing the wall mounted Worcester gas central heating boiler. Archway through to: -

GARDEN/SITTING ROOM

11' 8" x 9' 3" (3.56m x 2.82m)
Having obscure glazed entrance door, additional French doors leading to the rear garden, wall mounted lighting, coved cornice, radiator.

FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point, window to side elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

14' 6" (maximum taken into dressing table area) x 7' 9" (measurement taken to built-in wardrobes) (4.42m x 2.36m)
Having window to front elevation, radiator, coved cornice, ceiling light point, built-in chest of drawers to dressing area, fitted wardrobes to one wall with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 9" (maximum) x 9' 8" (maximum) (2.97m x 2.95m)

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

BEDROOM THREE

7' 7" (maximum) x 5' 9" (maximum) (2.31m x 1.75m)

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

SHOWER ROOM

Being fitted with a three piece suite comprising double shower cubicle with wall mounted mains fed shower and fitted shower screen, pedestal wash hand basin, WC, radiator, fully tiled walls, coved cornice, ceiling mounted lighting, extractor fan, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. The front garden is predominantly laid to gravel and interspersed with shrubs and an ornamental cherry tree.

The rear garden has been designed with low maintenance in mind and is predominantly laid to paved areas, with gravelled flower and shrub borders and further raised border towards the rear. The garden is enclosed by fencing and houses a timber and glazed summerhouse together with a timber storage shed, which are both to be included in the sale. The garden is served by external tap and lighting.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

31102024/28366218/GOS



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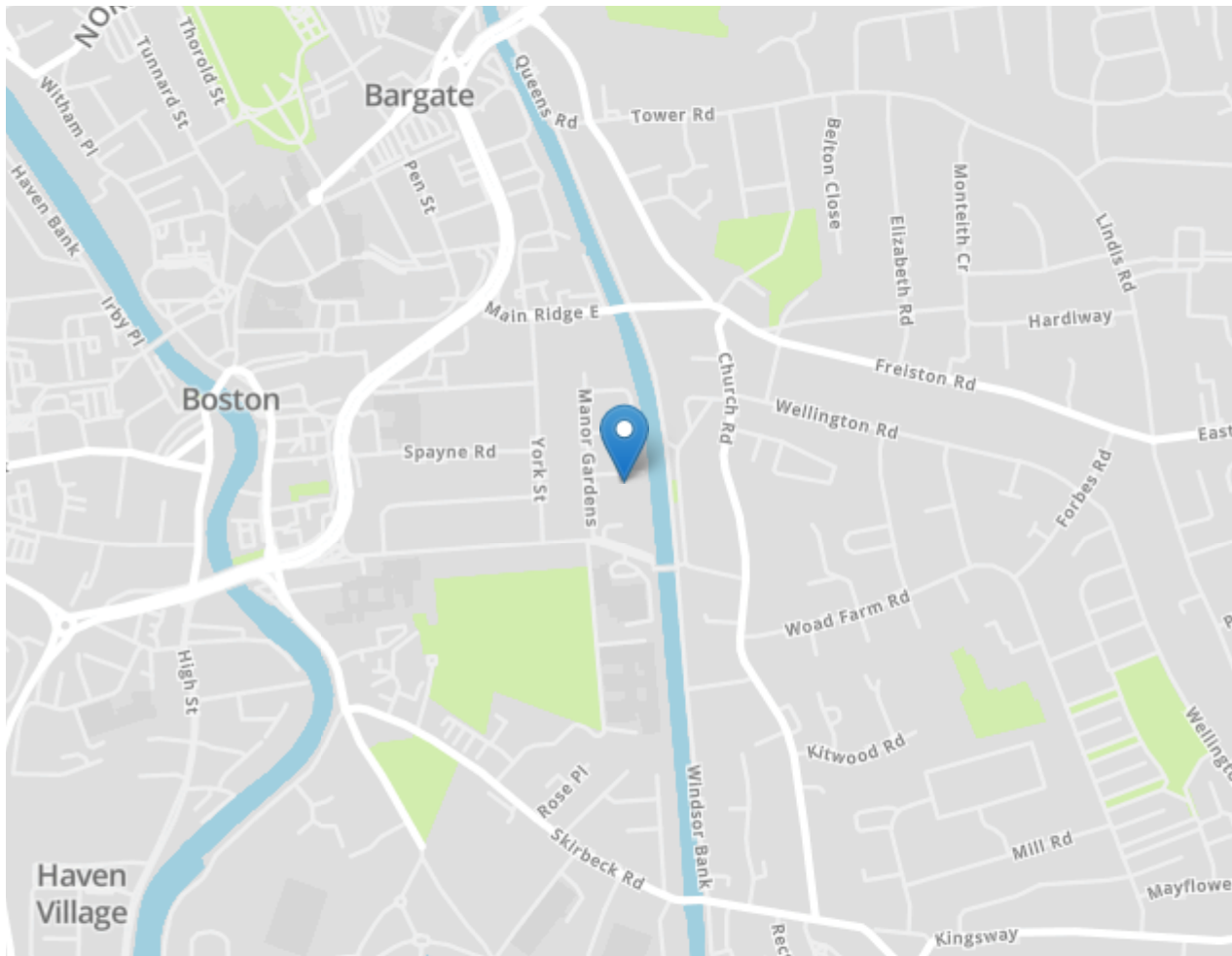
AGENT'S NOTES

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.

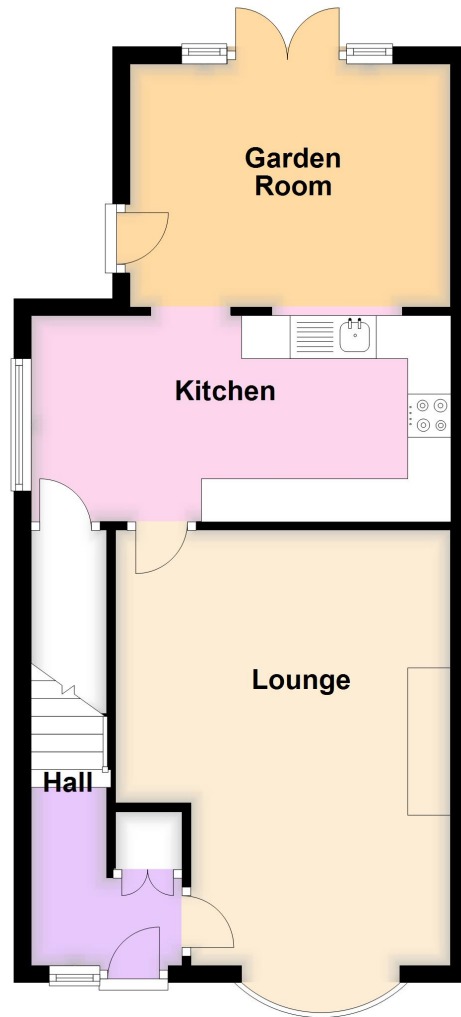
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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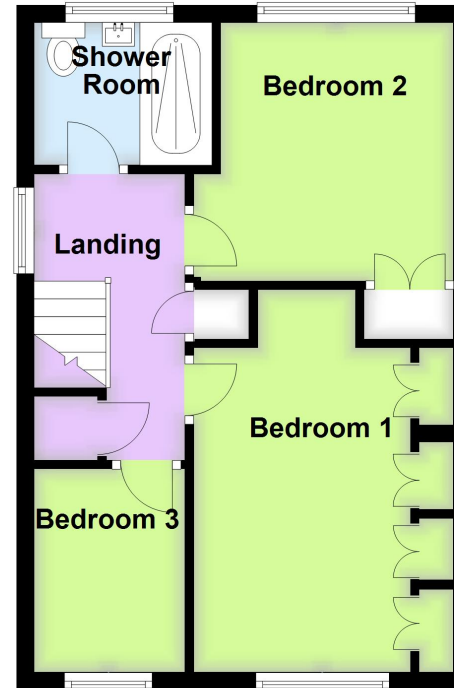
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

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



Total area: approx. 84.6 sq. metres (910.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	