



SHARMAN
BURGESS
FOR SALE
01205 361161

£179,950

57 Manor Gardens, Boston, Lincolnshire PE21 6JJ

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ACCOMMODATION

ENTRANCE HALL

Partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, ceiling light point, radiator, telephone point, built-in cloak cupboard providing storage and housing the fuse box for the electrics and gas meter.

LOUNGE

12' 0" (maximum) x 16' 7" (maximum) (3.66m x 5.05m)

Having wood effect laminate flooring, coved cornice, ceiling light point, feature bay window to the front aspect, two radiators, TV aerial point with wiring for Sky TV, fireplace with fitted hearth, matching inset and display surround with space for an electric fire. The fireplace also has a gas point.

A superbly presented three bedroom semi-detached house which has been extremely well maintained by the current vendor. The accommodation comprises an entrance lobby, lounge, kitchen diner, ground floor cloakroom, three bedrooms to the first floor and a modern family bathroom. Further benefits include driveway and garage, enclosed rear garden with timber summerhouse, gas central heating. The property is situated in a popular residential location close to Boston Town Centre and its amenities.



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KITCHEN DINER

13' 0" (excluding recess) x 7' 10" (3.96m x 2.39m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for a standard height fridge freezer, plumbing for an automatic washing machine, integrated oven and grill, four ring gas hob with illuminated fume extractor above, window to the rear aspect, partially obscure glazed entrance door, radiator, coved cornice, ceiling light recessed lighting. Within the recess area is an additional window to the side aspect and an under stairs cupboard providing further storage space.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback and mixer tap, WC, obscure glazed window to the rear aspect, ceiling light point.

FIRST FLOOR LANDING

With window to the side aspect, access to loft space, ceiling light point, wall mounted digital thermostat central heating thermostat, built-in boiler cupboard housing the Buderus gas combination central heating boiler.

BEDROOM ONE

12' 2" x 9' 9" (3.71m x 2.97m)

Having window to the front aspect, radiator, ceiling light point, exposed wooden flooring, built-in wardrobe with hanging rail and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 10" x 9' 9" (maximum) (3.00m x 2.97m)

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

BEDROOM THREE

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

With window to the front aspect, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, wash hand basin with mixer tap set within vanity unit, WC with concealed cistern, obscure glazed window to the rear aspect, ceiling light point, heated towel rail.

EXTERIOR

To the front the property has a dropped kerb leading to a good sized pressed pattern concrete driveway providing ample off road parking and turning space, extending to the right hand side of the property and giving vehicular access to the garage. Gated access leads to the rear garden.

GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

Having up and over door, served by power and lighting, obscure glazed window to the rear aspect.

REAR GARDEN

Having been designed with a degree of low maintenance in mind whilst still providing an enjoyable outdoor space. Comprising gravelled borders and raised railway sleeper beds containing plants and shrubs, with paved patio seating area to the rear right hand corner of the garden. A timber summerhouse is included within the sale and the garden is served by an external tap and lighting.

SERVICES

Mains water, electricity, gas and drainage are connected.

REFERENCE

23032026/30148523/ADA



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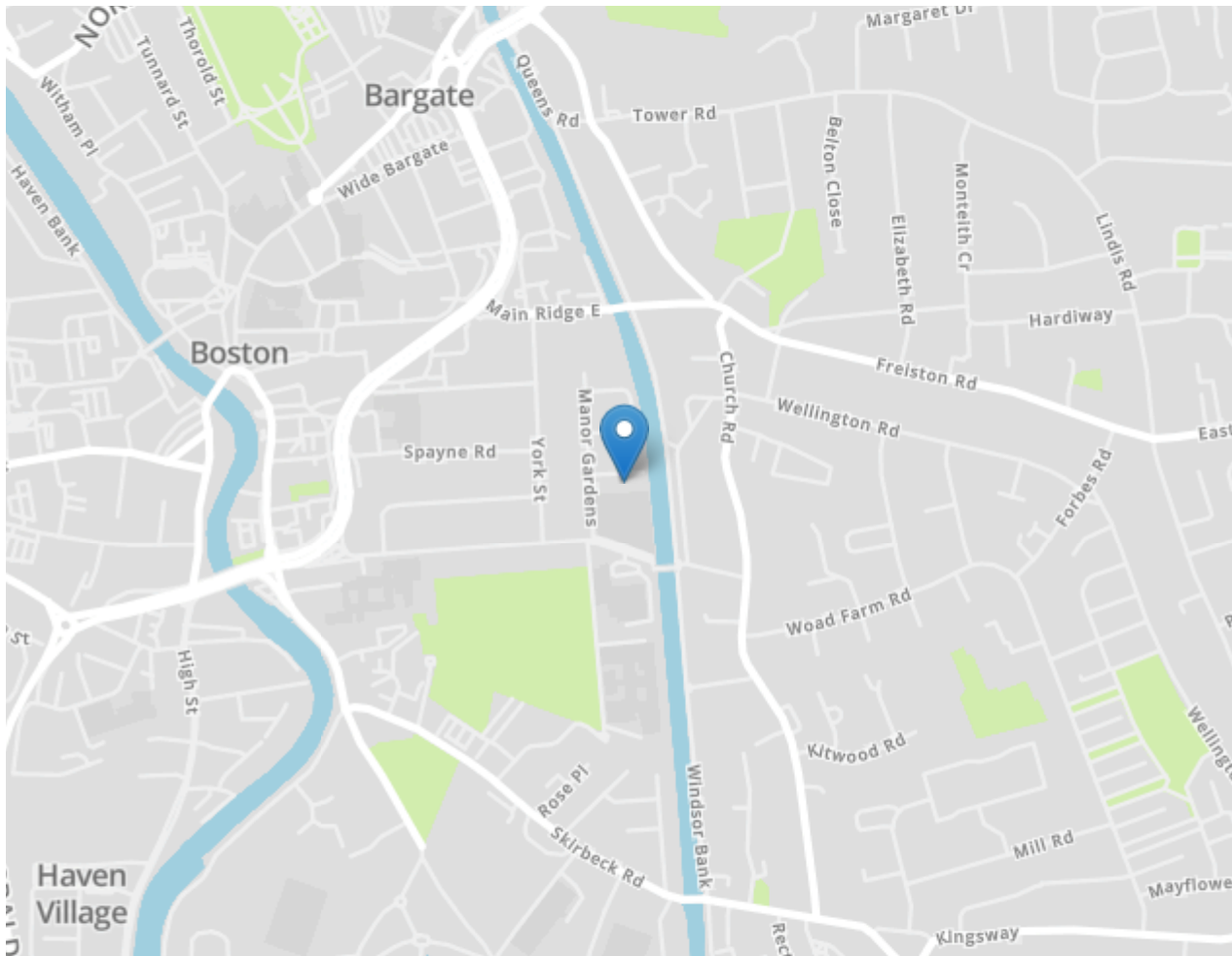
AGENT'S NOTES

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.

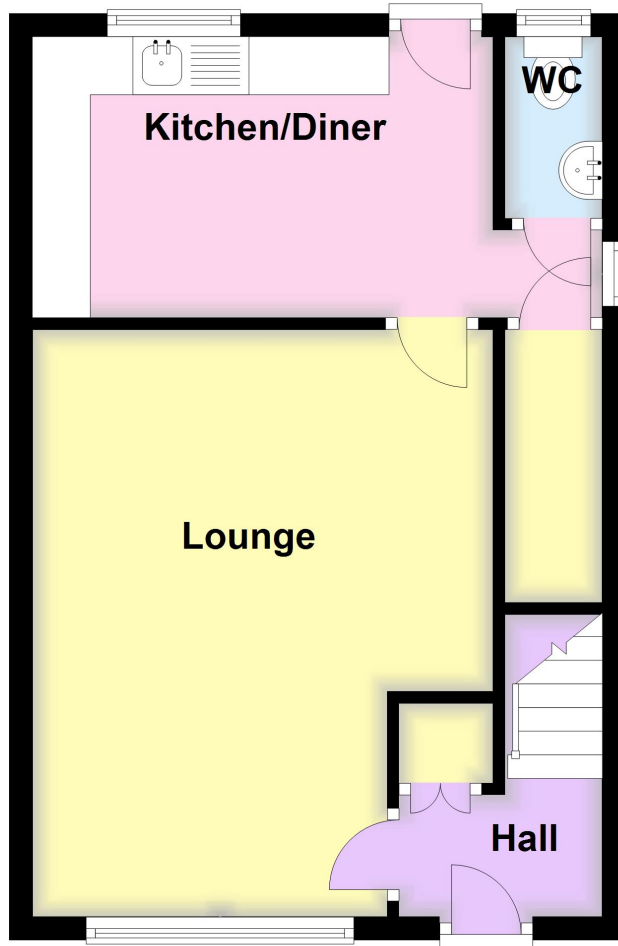
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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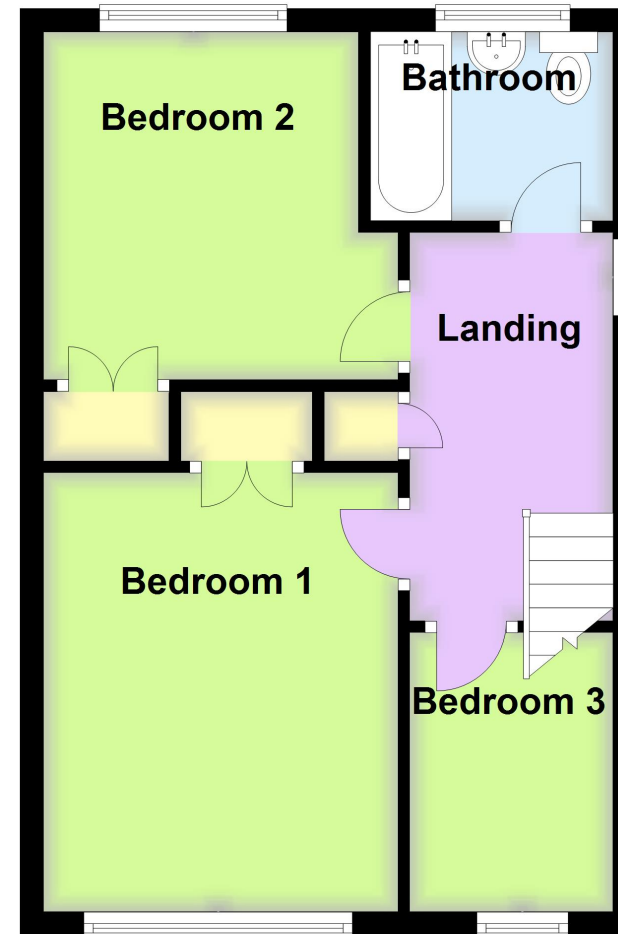
Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 74.5 sq. metres (801.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	