



**£305,000**

29 Old Iron Way, Boston, Lincolnshire PE21 9EQ

**SHARMAN BURGESS**

**29 Old Iron Way, Boston, Lincolnshire  
PE21 9EQ  
£305,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door, radiator, ceiling recessed lighting, further door to: -

**ENTRANCE HALL**

Having staircase leading off, ceiling light point, radiator, door to: -

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising push button WC, corner pedestal wash hand basin with mixer tap and tiled splashback, radiator, ceiling recessed lighting, extractor fan.

**OFFICE**

9' 0" x 8' 0" (2.74m x 2.44m)

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

A superbly presented modern detached family home situated in a highly sought after residential location, close to popular schools and the Pilgrim Hospital. Accommodation comprises an entrance hall, office, lounge, large kitchen diner, ground floor cloakroom and utility room. To the first floor are four bedrooms, with en-suite shower room to bedroom one and a further family bathroom. Further benefits include gas central heating, uPVC double glazing, driveway and garage and well presented garden to the rear.



**SHARMAN BURGESS**



### LOUNGE

17' 0" x 11' 0" (5.18m x 3.35m)

Having window to front elevation, radiator TV aerial point, ceiling light point, double doors through to: -

### KITCHEN DINER

26' 3" x 10' 6" (8.00m x 3.20m)

Also accessed from the entrance hall. Having counter tops with matching upstands, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, integrated dishwasher, space for twin height fridge freezer, ceiling recessed lighting, additional ceiling light points, two radiators, additional extractor fan, two windows to rear elevation, French doors leading to the rear garden, door to: -

### UTILITY ROOM

8' 0" x 5' 5" (2.44m x 1.65m)

Having counter top with matching upstand, base level storage unit, fitted larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed side entrance door, wall mounted Ideal gas central heating boiler, ceiling light point, extractor fan.

### FIRST FLOOR LANDING

Having radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within, access to loft space which is part boarded and served by a loft ladder

### BEDROOM ONE

13' 0" (taken to built-in wardrobes) x 11' 2" (3.96m x 3.40m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with sliding mirrored doors and hanging rails and shelving within. Door to: -



**SHARMAN  
BURGESS** Est 1996

### EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, heated towel rail, ceiling recess lighting, extractor fan, obscure glazed window to front elevation, electric shaver point.

### BEDROOM TWO

10' 8" (maximum) x 11' 0" (maximum) (3.25m x 3.35m)

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

### BEDROOM THREE

14' 0" x 8' 2" (4.27m x 2.49m)

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

### BEDROOM FOUR

11' 3" (taken into entrance area) x 11' 10" (excluding entrance area) (3.43m x 3.61m)

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

### FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, push button WC, obscure glazed window to rear elevation, heated towel rail, ceiling recessed lighting, extractor fan.

### EXTERIOR

To the front is a lawned garden with paved access leading to the front entrance door. To the right hand side of the property is a block paved driveway which provides off road parking as well as vehicular access to the:-

### GARAGE

19' 0" x 9' 1" (5.79m x 2.77m)

Having up and over door, served by power and lighting, personnel door to garden.

### REAR GARDEN

Being predominantly laid to lawn, with large Indian sandstone paved patio seating areas. The garden is fully enclosed by fencing and served by external tap, power and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### AGENTS NOTE

Prospective purchasers should be aware that on completion of the site, there will be an annual payment of approximately £175.00 made payable to site management for the upkeep and maintenance of unadopted roads, walkways and communal areas.

### REFERENCE

20022026/30014792/HOU



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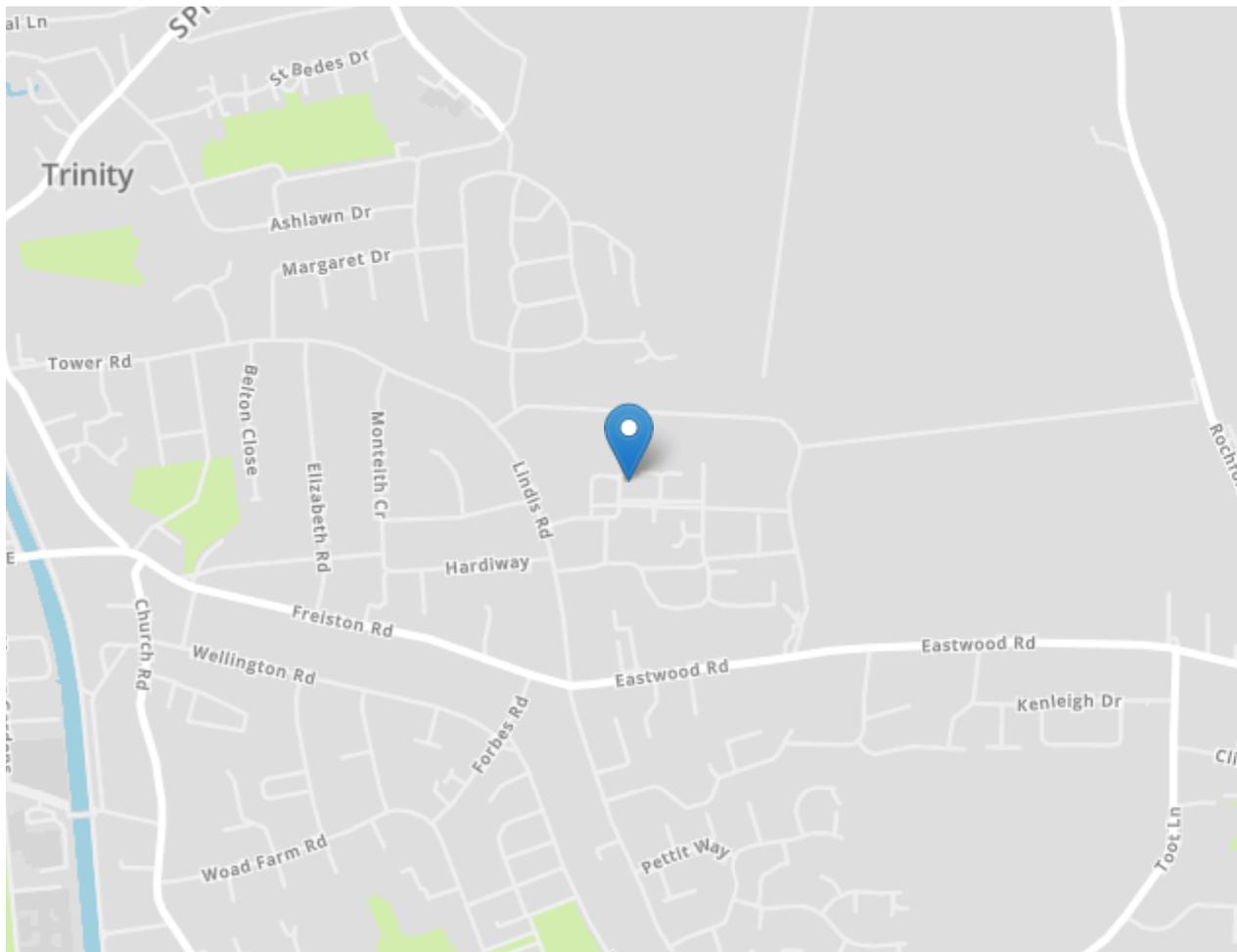
## AGENT'S NOTES

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.

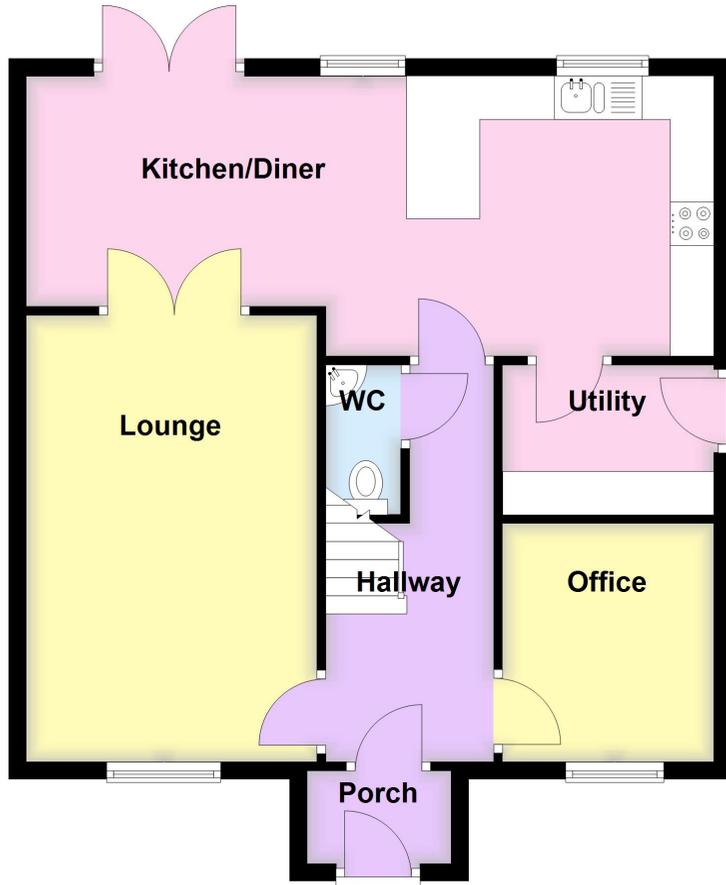
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

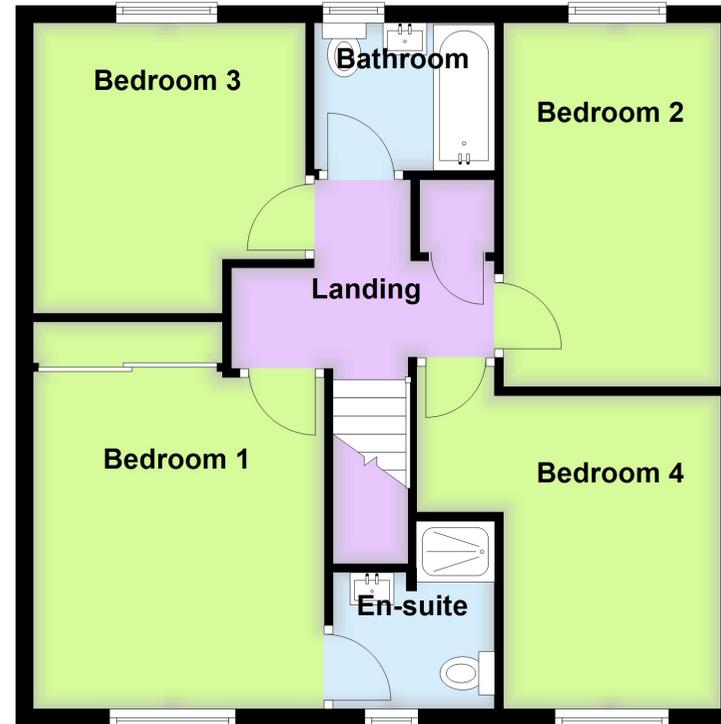
### Ground Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



### First Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



Total area: approx. 126.2 sq. metres (1358.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	