



**£179,950**

50 Monteith Crescent, Boston, Lincolnshire PE21 9AX

**SHARMAN BURGESS**



**50 Monteith Crescent, Boston, Lincolnshire**  
**PE21 9AX**  
**£179,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having uPVC front entrance door, radiator, coved cornice, double glazed window to side elevation, stairs rising to first floor.

**LOUNGE**

14' 3" (maximum into bay window) x 12' 4" (4.34m x 3.76m)  
Having a box bay uPVC double glazed window to front elevation, TV aerial point, coved cornice, fireplace with marble inset and hearth and wooden mantle, double doors to:-

A semi detached property situated in a popular residential location close to Boston Town Centre and its amenities, popular schools and the Pilgrim Hospital, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room and ground floor cloakroom. To the first floor are three bedrooms and a family bathroom. Further benefits include off road parking, garage and good sized rear garden.



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### DINING ROOM

10' 10" x 10' 2" (3.30m x 3.10m)

Having double glazed sliding patio doors to the rear garden, radiator, coved cornice, serving hatch from kitchen.

### KITCHEN

10' 10" x 8' 10" (3.30m x 2.69m)

Being fitted with a range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, roll edge work surfaces with inset stainless steel sink and drainer with mixer tap and tiled splashbacks, integrated oven and gas hob with extractor above, integrated dishwasher, tiled floor, radiator, double glazed window to side elevation, door to understairs pantry cupboard with double glazed window to side elevation within, door to: -

### REAR ENTRANCE HALL

Having partially glazed uPVC side entrance door, door to utility room and ground floor cloakroom.

### UTILITY ROOM

Having space and plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted central heating boiler (which the Vendor informs the Agent was fitted circa 2023).

### GROUND FLOOR CLOAKROOM

Being fitted with a high level WC, double glazed window to rear aspect.

### FIRST FLOOR LANDING

Having double glazed window to side elevation, coved cornice, access to roof space, airing cupboard housing a radiator and slatted shelving within.



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### BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m)

Having double glazed window to front elevation, radiator.

### BEDROOM TWO

10' 10" x 11' 4" (3.30m x 3.45m)

Having double glazed window to rear elevation, coved cornice, radiator.

### BEDROOM THREE

7' 11" x 7' 11" (2.41m x 2.41m)

Having double glazed window to front elevation, radiator.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above, pedestal wash hand basin, low level WC, radiator, partly tiled walls, double glazed windows to side and rear elevations, coved cornice, ceiling recessed spotlights.

### EXTERIOR

To the front, the property is approached over a concrete and gravelled driveway which provides off road parking and extends along the side of the property leading to the single garage. The front garden is laid to gravel, with low level brick wall to the front boundary. Side gated access leads to the rear garden.

### GARAGE

18' 4" x 8' 2" (5.59m x 2.49m)

Having up and over door.

### REAR GARDEN

Being initially laid to a paved patio seating area with matching pathway leading to the rear of the garden to the timber summerhouse. There is a shaped lawn and further area currently laid to soil, ideal for landscaping or further hardstanding. The garden is fully enclosed by timber fencing.

### SERVICES

Mains electricity, water, gas and drainage are connected.

### REFERENCE

15082025/29344252/HAR





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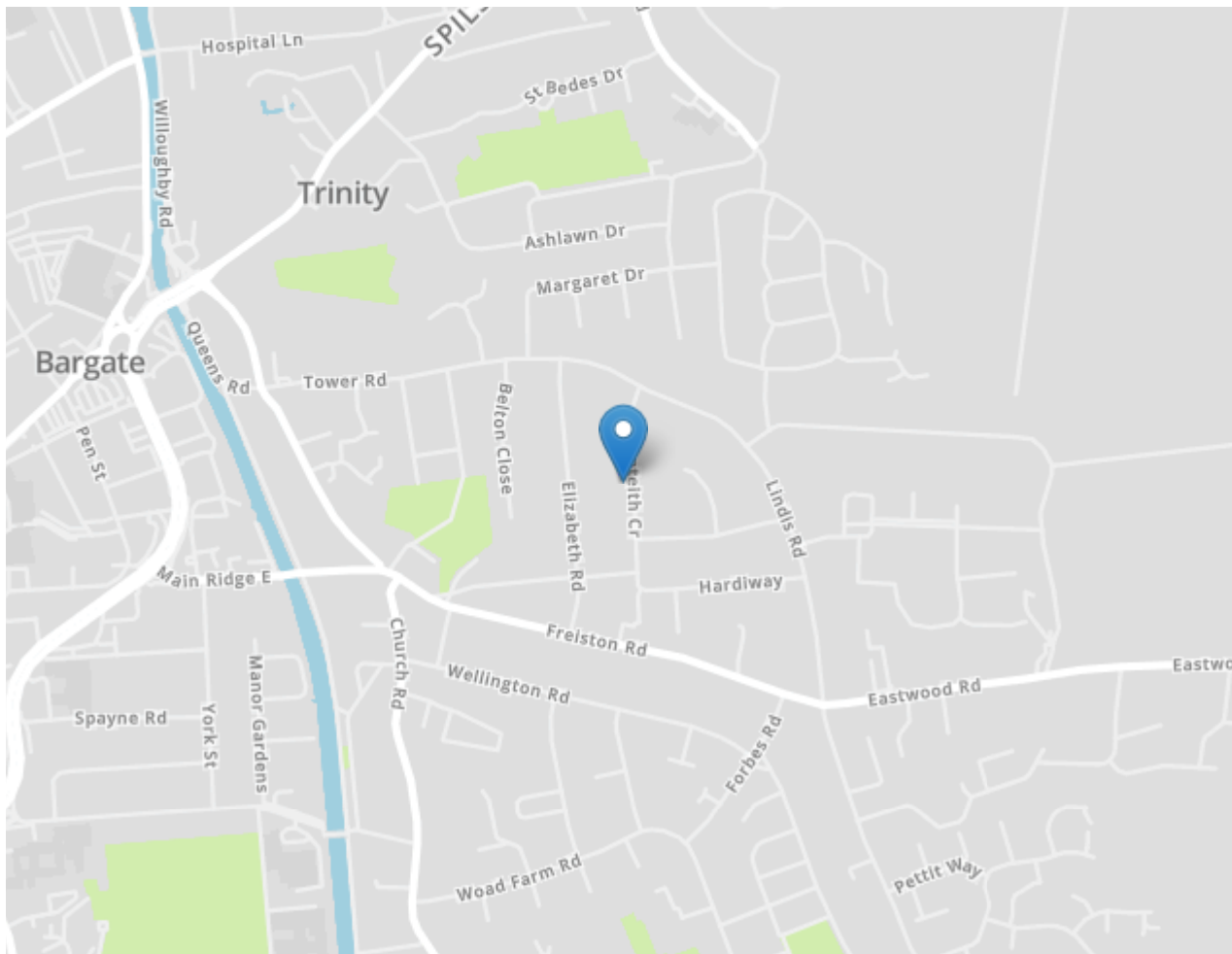
## AGENT'S NOTES

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.

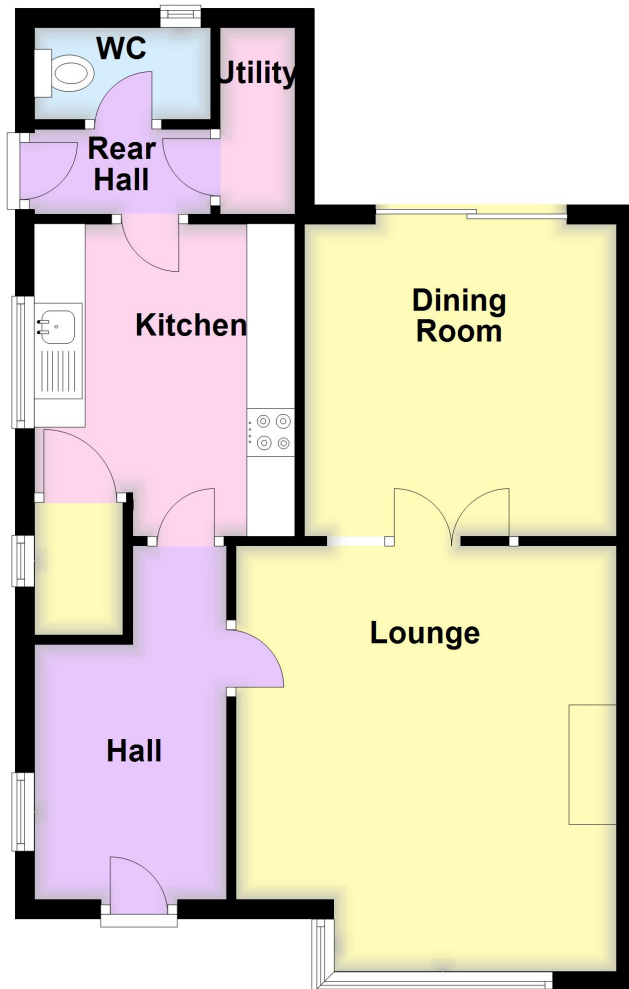


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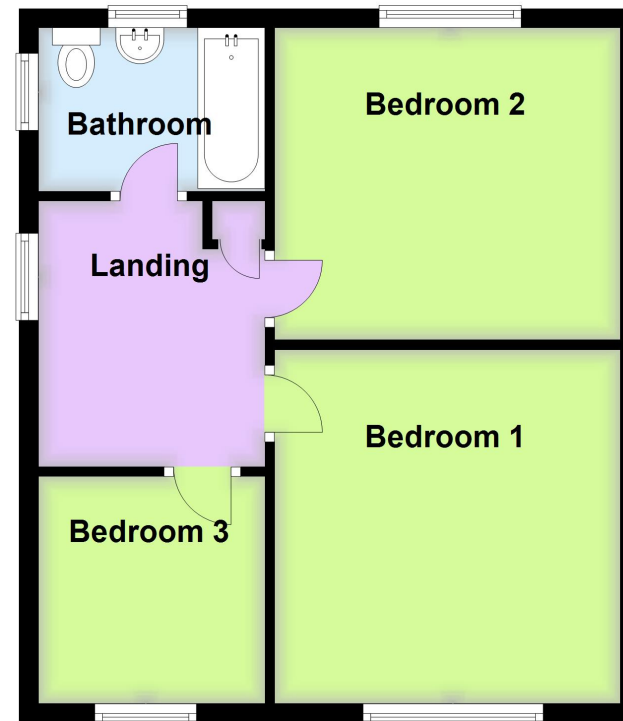
## Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

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t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk

