



£125,000

5, Brothertoft Road, Boston, Lincolnshire PE21 8HD

SHARMAN BURGESS

**5, Brothertoft Road, Boston, Lincolnshire
PE21 8HD
£125,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having a partially glazed front entrance door, further door to: -

LOUNGE

14' 0" (maximum into bay window) x 11' 8" (maximum including chimney breast) (4.27m x 3.56m)

With feature bay window to front aspect, wood effect laminate flooring, wall mounted electric fire, coved cornice, ceiling light point, TV aerial point.

INNER LOBBY

With staircase leading off, ceiling light point, door to: -

An extremely well presented three bedroomed (third off second) mid terraced property having undergone a scheme of refurbishment and improvement by the current vendor. The accommodation comprises a lounge, dining room, refitted kitchen and refitted ground floor bathroom. The bedrooms are situated on the first floor, with bedroom three being accessed through bedroom two. Further benefits include uPVC double glazing, gas central heating and garden to the rear.



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DINING ROOM

12' 0" x 11' 8" (maximum including chimney breast) (3.66m x 3.56m)

With window to rear aspect, radiator, wood effect laminate flooring, coved cornice, ceiling light point, under stairs storage cupboard with electric fuse box.

KITCHEN

11' 0" (maximum) x 6' 3" (maximum) (3.35m x 1.91m)
Having counter tops with inset sink and drainer with and mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for slimline dishwasher, plumbing for washing machine, space for electric cooker with wall mounted illuminated extractor fan above, space for twin height fridge freezer, coved cornice, ceiling light point, window to side aspect, obscure glazed entrance door.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted mains fed shower and hand held shower attachment, fitted shower screen, wash hand basin with vanity unit and mixer tap, WC with concealed cistern, tiled flooring, fully tiled walls, ceiling light point, obscure glazed window to side aspect, heated towel rail.

STAIRS AND LANDING

Having ceiling recessed lighting.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 8" (maximum including chimney breast) x 12' 0" (maximum) (3.56m x 3.66m)
Having window to front aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring, built-in wardrobe with hanging rail within.

BEDROOM TWO

11' 10" (maximum) x 11' 8" (including chimney breast) (3.61m x 3.56m)
Having window to rear aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring, wall mounted Glow Worm combi gas central heating boiler, door to:

BEDROOM THREE

11' 0" (maximum) x 6' 8" (maximum) (3.35m x 2.03m)
Having window to rear aspect, wood effect laminate flooring, radiator, coved cornice, ceiling light point.

EXTERIOR

To the front, there is a low maintenance garden with low level wall to the front boundary.

The rear garden is enclosed by a mixture of wall and fencing, is predominantly laid to lawn and benefits from a decked seating area.

SERVICES

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

REFERENCE

01022024/26774366/GUB



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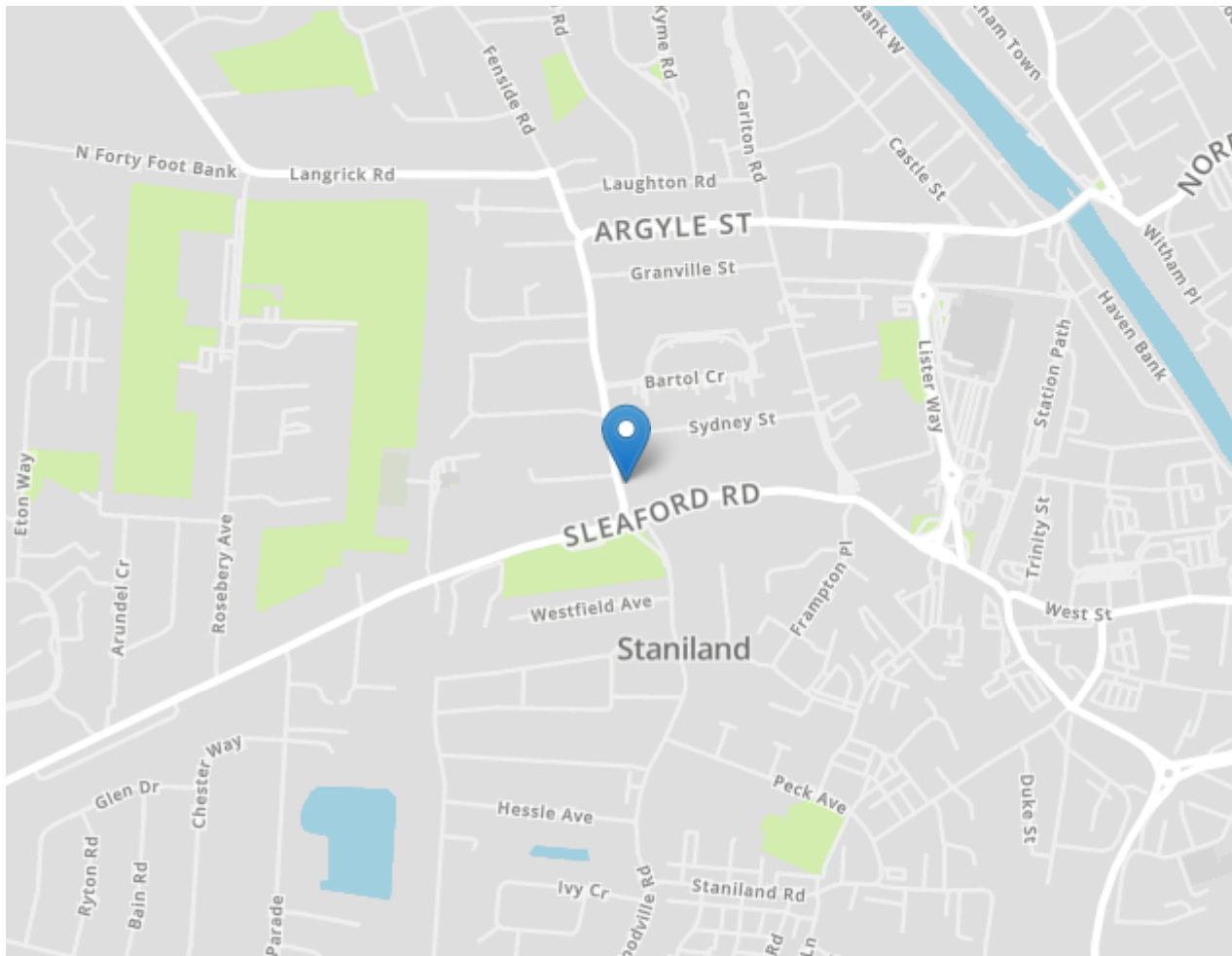
AGENT'S NOTES

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.

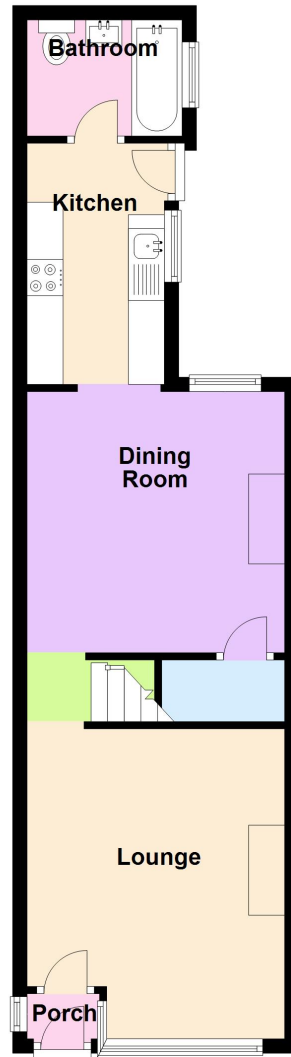
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

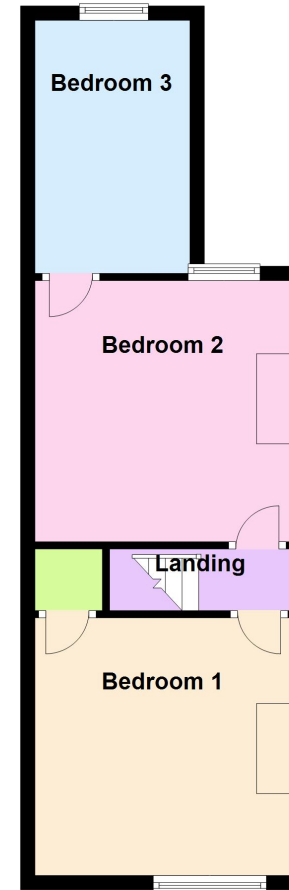


SHARMAN BURGESS

Ground Floor
Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 79.9 sq. metres (859.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(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	