



**£279,950**

The Studio, Greyfriars Lane, Boston, Lincolnshire PE21 6JS

**SHARMAN BURGESS**

**The Studio, Greyfriars Lane, Boston,  
Lincolnshire PE21 6JS  
£279,950 Freehold**

**ACCOMMODATION**

Having partially glazed entrance door to: -

**OPEN PLAN LIVING SPACE**

18' 4" (maximum) x 15' 0" (maximum) (5.59m x 4.57m)

Including Kitchen and seating areas: -

**KITCHEN AREA**

Having work surfaces with matching upstands, inset sink and drainer with mixer tap, range of base level storage units, drawer units and further wall units, integrated dishwasher, plumbing for automatic washing machine, integrated fridge, integrated freezer, integrated oven and grill, four ring electric hob with fume extractor above, feature tiled floor, window, ceiling recessed lighting, digital control for under floor heating.

An excellent opportunity to purchase a truly unique detached barn conversion situated within the heart of Boston town, having been rebuilt and designed by an extremely reputable local builder. The accommodation is finished to an extremely high standard throughout and comprises an open plan living kitchen area with integrated appliances, additional reception room/ground floor bedroom three, ground floor wet room, two generous double bedrooms to the first floor, each with three piece en-suite shower room. Further benefits include under floor heating to the ground floor, air source heat pump, driveway, uPVC double glazing throughout and French doors from the open plan living area leading directly out to the walled gardens. The property is offered for sale with NO ONWARD CHAIN and interested parties are urged to book a viewing in order to fully appreciate all that this highly individual property has to offer!



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### LIVING/SEATING AREA

Having Karndean flooring with under floor heating, digital timer/control for under floor heating, French doors leading to the enclosed gardens, staircase leading off, exposed brickwork detailing with arched display niches set within.

### INNER LOBBY

Having Karndean flooring with under floor heating, window overlooking the gardens, door to: -

### GROUND FLOOR WET ROOM

9' 5" x 4' 7" (2.87m x 1.40m)

Having shower area with wall mounted mains fed shower and hand held shower attachment, floor mounted drainage, push button WC, pedestal wash hand basin, under floor heating, wall mounted digital timer for under floor heating, electric heated towel rail, tiled floor, fully tiled walls, wall mounted illuminated mirror, obscure glazed window, ceiling recessed lighting, extractor fan.

### LOUNGE/POTENTIAL GROUND FLOOR BEDROOM

14' 2" x 11' 8" (4.32m x 3.56m)

Having Karndean flooring with under floor heating, digital timer for under floor heating, two windows, ceiling recessed lighting.

### FIRST FLOOR LANDING

Having radiator, wall mounted digital timer for central heating, Velux window; airing cupboard with light within housing the hot water cylinder, electric consumer unit and pipework for the air source heat pump.



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### BEDROOM ONE

14' 2" x 15' 1" (maximum with reduced head height) (4.32m x 4.60m)

Having window, radiator, ceiling recessed lighting, additional Velux window, built-in wardrobe with shelving within. Door to: -

### EN-SUITE SHOWER ROOM

7' 7" x 4' 4" (with reduced head height) (2.31m x 1.32m)

Having shower area with wall mounted mains fed shower with hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and vanity unit, push button WC, heated towel rail, tiled floor, fully tiled walls, ceiling recessed lighting, extractor fan.

### BEDROOM TWO

11' 2" (maximum into recess) x 15' 1" (3.40m x 4.60m)

Having dual aspect windows, radiator, ceiling recessed lighting, two Velux windows, built-in wardrobe with shelving within, door to: -

### EN-SUITE SHOWER ROOM

6' 10" (maximum) x 4' 5" (maximum) (2.08m x 1.35m)

Being fitted with a three piece suite comprising wall mounted mains fed shower with hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, push button WC, heated towel rail, fully tiled walls, tiled floor, ceiling recessed lighting, extractor fan.

### EXTERIOR

The property benefits from a driveway, situated to the rear, which provides off road parking and a hardstanding area for the air source heat pump as well as a timber and tiled general store.

The gardens are low maintenance but have been designed as such to provide areas of texture and interest and comprises areas of Indian sandstone, block paving and tiling. The walled garden is served by outside lighting and a personnel gate.

### SERVICES

Mains water, electricity and drainage are connected to the property. Heating is provided via an air source heat pump.

### REFERENCE

18122024/28156323/SKI



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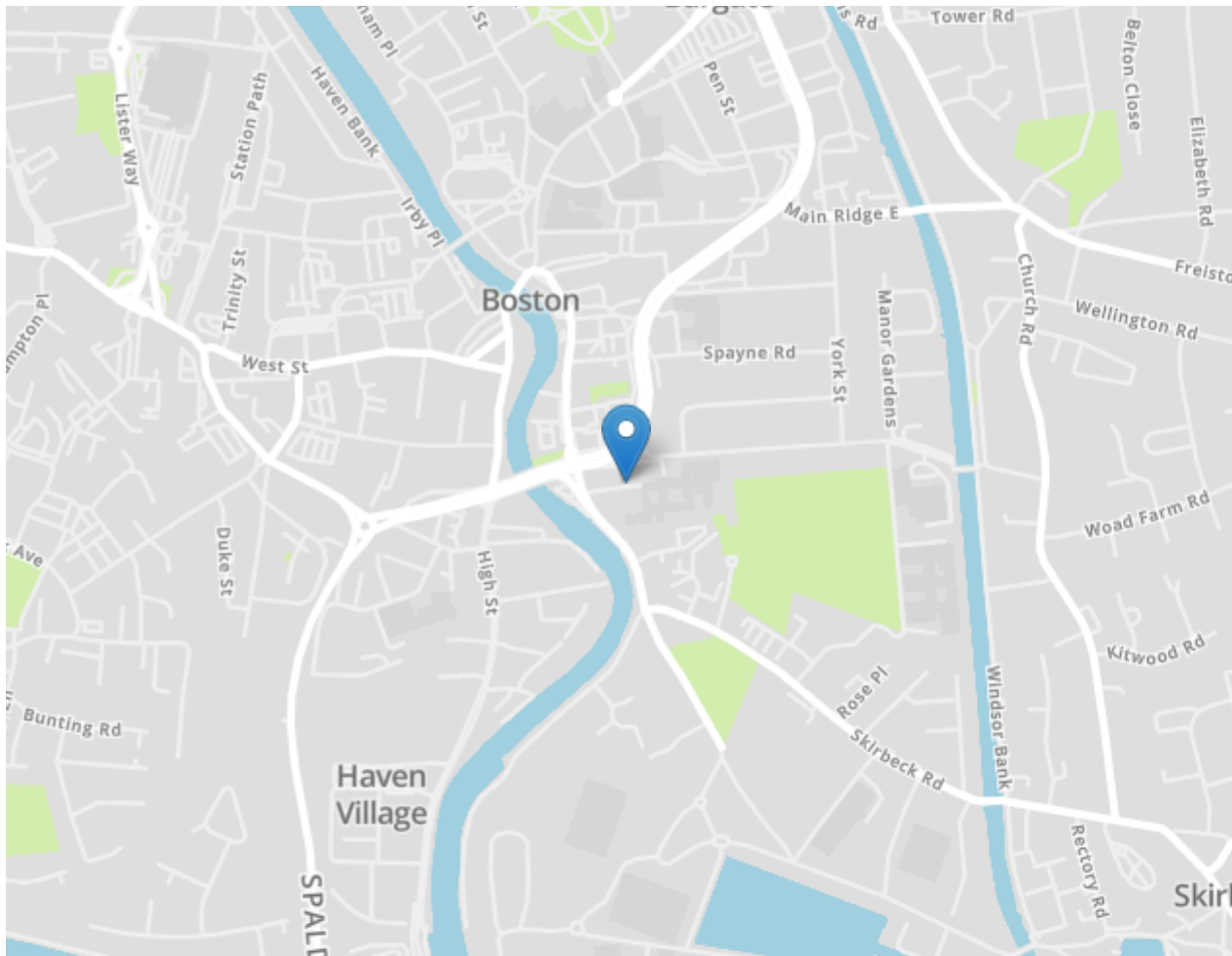
## AGENT'S NOTES

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.

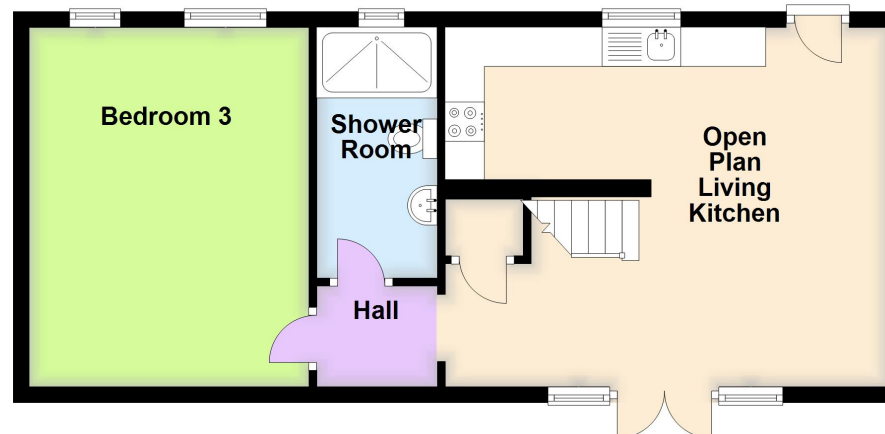
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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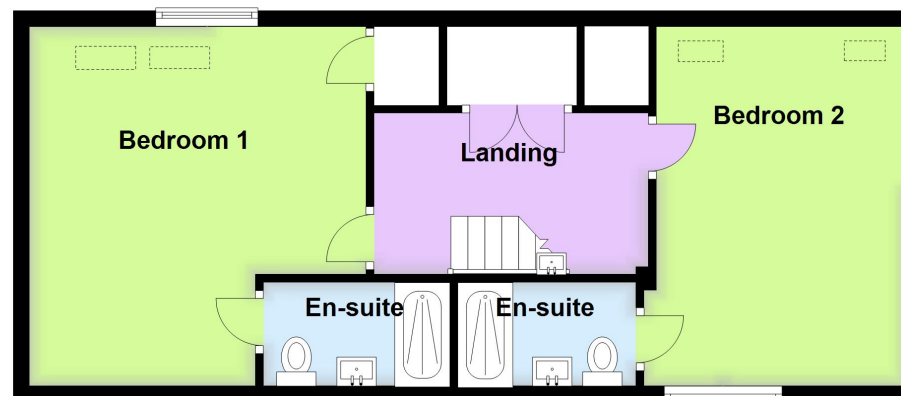
## Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



## First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Total area: approx. 100.9 sq. metres (1086.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	