



£375,000

2 Allington Garden, Boston, Lincolnshire PE21 9DP

SHARMAN BURGESS

2 Allington Garden, Boston, Lincolnshire
PE21 9DP
£375,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having door to front elevation.

ENTRANCE LOBBY

Having wood laminate flooring, double glazed window through to side conservatory, door to: -

INNER HALL

Having wood laminate flooring, radiator, doors to three ground floor bedrooms, study, ground floor bathroom, breakfast area and sitting room.

GROUND FLOOR BEDROOM TWO

16' 3" x 13' 6" (maximum) (4.95m x 4.11m)

Havin double glazed window to front elevation, radiator, coved cornice, built-in wardrobe, fitted wardrobes with overhead storage lockers.

A large detached former bungalow having been extended to provide over 4,000 sq ft of flexible and versatile living accommodation, situated on a good sized plot extending to 0.4 Acres (s.t.s) and located within a popular residential location close to Boston Town Centre and its amenities. The property is offered for sale with NO ONWARD CHAIN and in the Agents opinion, would benefit from a scheme of modernisation and improvement. Accommodation comprises in brief a lounge, family room, sitting room, study, breakfast room, kitchen diner, utility room, two side conservatories, rear conservatory, three bathrooms arranged over two floors, four bedrooms arranged over two floors and a first floor dressing room. Further benefits include gated off road parking, garage and timber car port and rear garden with two brick built outbuildings.



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GROUND FLOOR BEDROOM THREE

16' 3" x 9' 10" (maximum) (4.95m x 3.00m)

Having double glazed window to front elevation, radiator, built-in wardrobe, fitted wardrobes with dresser units, wash hand basin with tiled splashback.

GROUND FLOOR BEDROOM FOUR

9' 8" x 8' 9" (maximum including door recess) (2.95m x 2.67m)

Having window through to garage, radiator, built-in airing cupboard, wall mounted storage units.

STUDY

10' 1" x 11' 3" (3.07m x 3.43m)

Having window through to side conservatory, radiator, coved cornice, wall mounted storage units, sliding door to sitting room.

GROUND FLOOR BATHROOM

Being fitted with a five piece suite comprising shower fitted to tiled recess with mains fed shower within, panelled bath with mixer tap, bidet, low level WC, wash hand basin inset to vanity unit, wood laminate flooring, partly tiled walls, electric shaver point, wall mounted electric heater, window to side elevation.

SITTING ROOM

17' 7" x 10' 6" (5.36m x 3.20m)

Having double glazed windows and patio doors through to side conservatory, radiator, TV aerial point, fireplace with tiled hearth and surround, sliding patio doors to family room.

FAMILY ROOM

23' 11" x 11' 2" (7.29m x 3.40m)

Having window through to side conservatory, sliding patio doors through to further side conservatory/gym, areas of exposed brickwork, coved cornice, ceiling recessed spotlights.



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SIDE CONSERVATORY

38' 9" x 10' 4" (at widest point) (11.81m x 3.15m)

Of uPVC construction with polycarbonate roof. Having electric storage heaters, side entrance door, sliding patio doors to: -

SECOND SIDE CONSERVATORY/GYM

12' 10" x 10' 11" (3.91m x 3.33m)

Of timber construction with polycarbonate roof. Having windows to side elevation, radiator, door to lounge.

BREAKFAST AREA

7' 9" x 12' 7" (2.36m x 3.84m)

Having double glazed window to side elevation, radiator, built-in cupboard, coved cornice, breakfast bar, serving hatch through to utility room.

UTILITY ROOM

9' 4" x 11' 9" (2.84m x 3.58m)

Fitted with a range of wall and base level units, tiled work surfaces, one and half bowl sink and drainer with mixer tap, integrated fridge, integrated dishwasher, window to side elevation, breakfast bar, radiator, partly tiled walls, wood laminate flooring.

PANTRY/INNER HALL

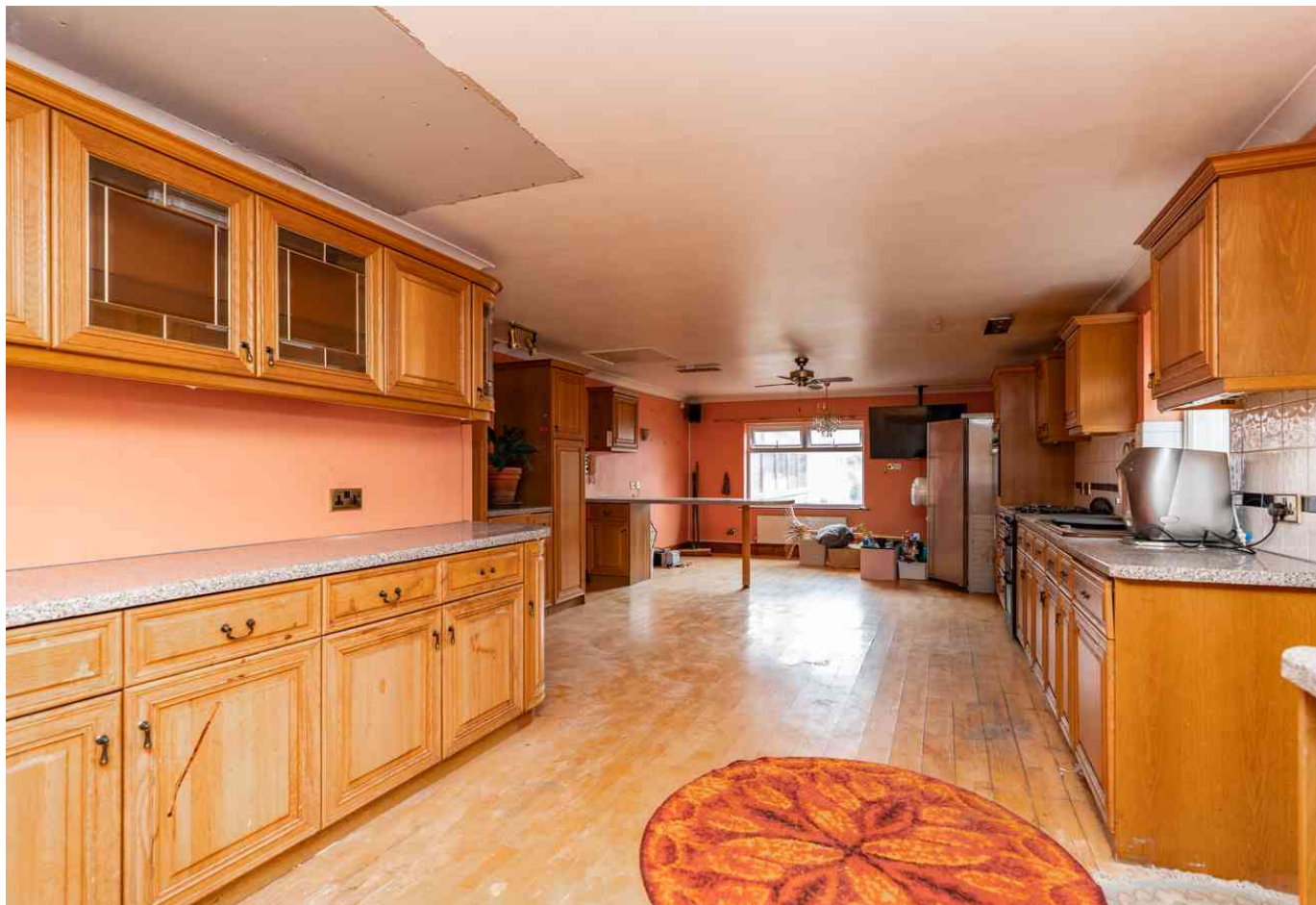
Having floor mounted central heating boiler, wall and base level units, door to kitchen diner and door to: -

SECOND GROUND FLOOR BATHROOM

Being fitted with a modern four piece suite comprising Jacuzzi style panelled bath with mixer tap, bidet, WC with concealed cistern and range of vanity storage, wash hand basin inset to vanity unit, radiator, tiled floor, partly tiled walls, TV aerial point, electric shaver point, window to side elevation, ceiling recessed spotlights.



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KITCHEN DINER

34' 10" x 11' 4" (minimum) extending to 15' 4" (maximum) (10.62m x 3.45m extending to 4.67m)

Being fitted with a wide range of base level and wall mounted storage units, corner display units, areas of work surface, space and plumbing for automatic washing machine, space for condensing tumble dryer, space for dishwasher, two inset one and a half bowl sink and drainers, space for cooker, integrated oven, integrated microwave oven, space for fridge freezer, breakfast bar, TV aerial point, telephone point, two double glazed windows to side elevation, double glazed window to rear elevation, radiators, solid wooden floor, side entrance door, ceiling fan light, coved cornice, door to: -

LOUNGE

20' 5" x 18' 2" (maximum) (6.22m x 5.54m)

Having solid wooden floor, feature fireplace, radiators, ceiling recessed spotlights, window to side elevation, TV aerial point, staircase rising to first floor, sliding patio doors through to: -

REAR CONSERVATORY

17' 4" x 15' 0" (5.28m x 4.57m)

Of brick and uPVC construction with pitched polycarbonate roof. Having radiator, solid wood and carpeted flooring, double glazed windows to side and rear aspects, double glazed patio doors leading out to the rear garden.

FIRST FLOOR LANDING

Having solid wooden staircase rising from the lounge, door to: -

BEDROOM ONE

20' 3" x 12' 10" (6.17m x 3.91m)

Having solid wooden floor, over stairs storage cupboard, radiators, two built-in wardrobes, double glazed window to rear elevation overlooking the garden, door to: -

JACK & JILL EN-SUITE SHOWER ROOM

Being fitted with a four piece suite comprising double shower cubicle with mains fed shower within, wash hand basin inset to vanity unit, bidet, low level WC, radiator, partly tiled walls, ceiling recessed spotlight, tiled flooring, door to: -



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DRESSING ROOM

13' 4" x 11' 3" (4.06m x 3.43m)

Having window to front elevation, electric storage heater, water softener. Prospective purchasers are advised that this room is subject to low ceiling height.

EXTERIOR

Situated on a plot extending to approximately 0.4 Acres (s.t.s), with gated access leading to the driveway which is initially laid to Astroturf and provides off road parking and hardstanding for numerous vehicles. The driveway houses a timber built car port and provides access to the: -

GARAGE

24' 5" x 12' 4" (7.44m x 3.76m)

Having roller door, personnel door to rear, served by power and lighting.

A block paved patio area then leads to the side garden which is again laid to Astroturf. Access from both sides of the property leads to the: -

REAR GARDEN

To the immediate rear of the property is a block paved patio leading to the remainder of the garden which is predominantly laid to lawn and enclosed by timber fencing. The garden houses a timber garden shed and two brick built outbuildings which are both served by power and lighting.

SERVICES

Mains electricity, gas, water and drainage are connected.

REFERENCE

20062025/29208311/McC



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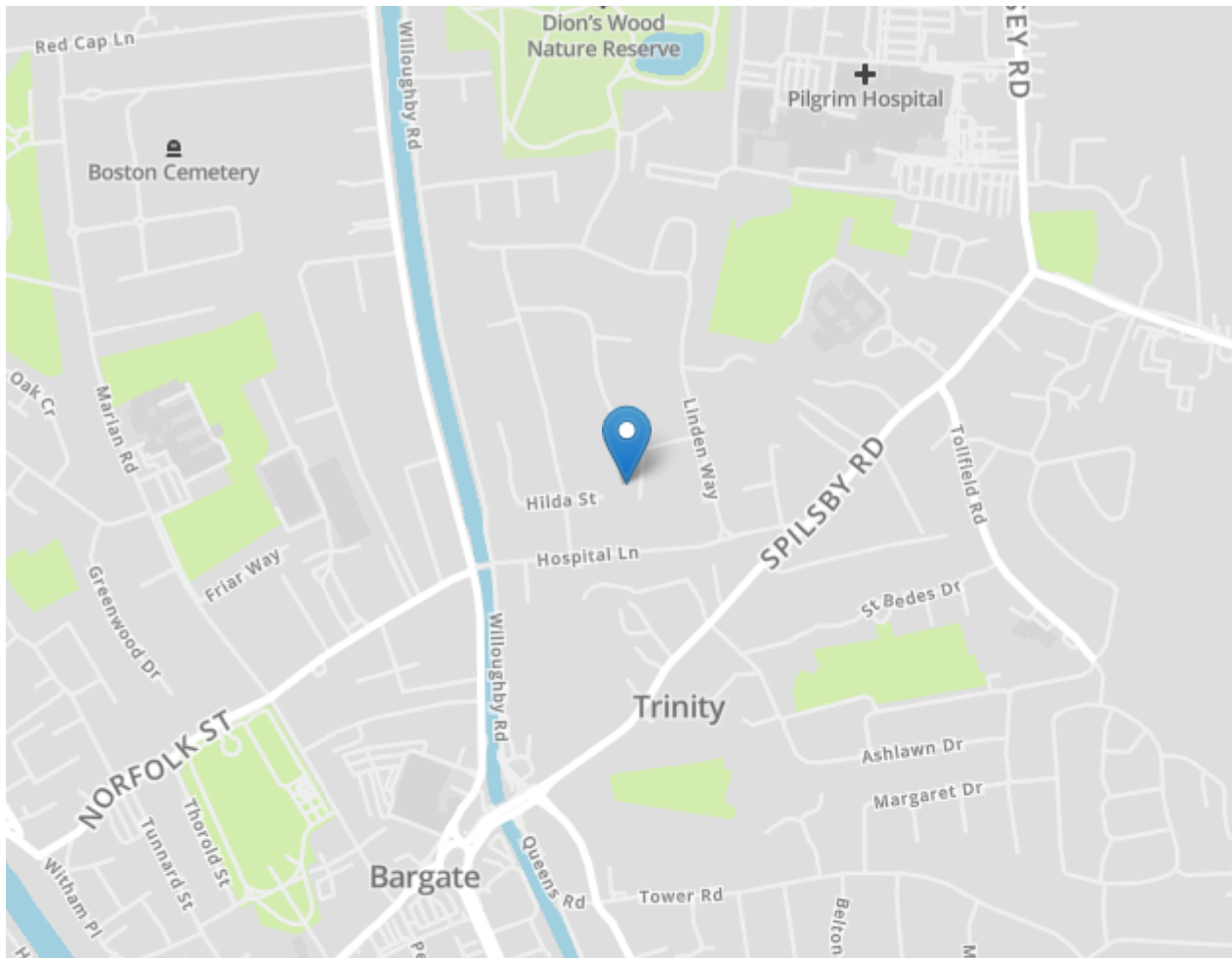
AGENT'S NOTES

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	