



£325,000

19 Allington Garden, Boston, Lincolnshire PE21 9DW

SHARMAN BURGESS

**19 Allington Garden, Boston, Lincolnshire
PE21 9DW
£325,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC double glazed entrance door, radiator, telephone point, built-in double doored cloaks cupboard, staircase leading off with built-in cupboard beneath.

CLOAKROOM

Being fully tiled and fitted with a white suite comprising enclosed WC and pedestal hand basin.

Situated in an extremely sought after residential area within convenient reach of both the town centre and Pilgrim Hospital, is this rather deceptive three bedroomed detached chalet bungalow offering versatile accommodation with two first floor double bedrooms with en-suite bathroom and separate shower room in addition to a good sized lounge and breakfast kitchen, utility room, snug, conservatory, office and ground floor bedroom. Externally there is ample parking, double garage and a fully enclosed rear garden. Benefitting from gas central heating and replacement uPVC double glazed windows and doors, this individual property is high recommended for viewing.



SHARMAN BURGESS

LOUNGE

17' 10" x 15' 11" (maximum measurement including chimney breast) (5.44m x 4.85m)

Featuring a period style cast iron grate incorporating gas fire set in an ornamental fireplace surround, TV aerial point, radiator, windows to double aspect with attractive bow to the front elevation, shelved arched display recess.

OFFICE

10' 6" x 5' 3" (maximum measurement) (3.20m x 1.60m)

With telephone point.

SNUG

13' 11" x 9' 6" (4.24m x 2.90m)

Having radiator, uPVC double glazed French doors leading to: -

CONSERVATORY

9' 9" (maximum measurement) x 9' 5" (maximum measurement) (2.97m x 2.87m)

Of uPVC double glazed construction complimented by a tiled floor and fitted blinds, together with sliding patio door leading to the rear garden.



**SHARMAN
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BREAKFAST KITCHEN

15' 10" x 11' 10" (4.83m x 3.61m)

Being well fitted with an excellent range of units comprising work surfaces complimented by tiled splashbacks and incorporating inset single drainer stainless steel sink unit, range of base cupboards and drawers complimented by matching wall mounted cupboards incorporating illuminated glass display cabinets, fridge housing, plumbing for dishwasher, Hotpoint gas stainless steel double oven set in housing unit, Neff stainless steel gas hob with fume extractor hood above, tiled floor, radiator, TV aerial point, recessed spotlighting to ceiling.

SIDE ENTRANCE LOBBY

With tiled floor, base and wall mounted storage cupboards, uPVC double glazed side entrance door, recessed spotlighting to ceiling.

UTILITY ROOM

8' 1" x 7' 9" (2.46m x 2.36m)

Having fully tiled walls and fitted work surfaces with inset single drainer stainless steel sink unit and storage cupboard beneath, matching wall mounted cupboards, plumbing for automatic washing machine, fridge space, radiator, recessed spotlighting to ceiling, integral door to garage.

BEDROOM TWO

17' 1" x 13' 10" (maximum measurement) (5.21m x 4.22m)

Featuring an extensive range of fitted bedroom furniture incorporating wardrobes, bedside drawer cabinets, dressing table, over bed lockers and storage drawers. Radiator, TV aerial point.



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STAIRS & GALLERIED FIRST FLOOR LANDING

Having digital central heating programmer, radiator, access to an extremely good sized and boarded eaves storage space with electric lighting.

MASTER BEDROOM (FRONT)

15' 10" (maximum measurement) x 13' 10" (4.83m x 4.22m)
Having built-in double doored wardrobe, radiator, TV aerial point, Fujitsu air conditioning unit.

EN-SUITE BATHROOM

10' 10" x 10' 3" (maximum measurement) (3.30m x 3.12m)
Being fitted with a white suite comprising panelled bath with tiled splashback, vanity unit incorporating hand basin with tiled splashback, WC, heated towel rail, Velux window, access to roof space.

BEDROOM THREE

13' 10" x 9' 8" (4.22m x 2.95m)
Having radiator.

SHOWER ROOM

10' 2" x 5' 8" (maximum measurement including shower cubicle) (3.10m x 1.73m)
Having fully tiled walls and being fitted with a white suite comprising shower cubicle with Aqualisa shower unit, built-in furniture incorporating hand basin and enclosed WC, chrome heated towel rail, Velux window, recessed spotlighting to ceiling, built-in double doored airing cupboard housing the insulated hot water cylinder with immersion heater.



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EXTERIOR

The property is approached via double wrought iron gates over a neat resin driveway, providing parking and turning space, in addition to access to the:-

ADJOINING DOUBLE GARAGE

17' 6" (width) x 16' 10" (length) (5.33m x 5.13m)

Having electric remote rollover door with an approximately 9ft deep front canopy providing covered access from the side entrance door, served by external lighting. Internally there is fluorescent strip lighting together with numerous power points, water softener, Worcester wall mounted gas central heating boiler, integral personnel door and further personnel door leading to the rear garden.

The front is enclosed by an established mature hedge to the frontage and features well stocked shrub borders, exterior lighting, cold water tap and bin enclosure.

A side gate and path provide access to what is a good sized and fully enclosed rear garden, principally laid to lawn, with borders stocked with a variety of flowers and shrubs, served by exterior security lighting and cold water tap. In addition there is a paved patio together with timber and felt garden shed and aluminium framed greenhouse.

TIMBER SUMMERHOUSE

9' 11" x 9' 11" (3.02m x 3.02m)

Set to its own semi circular paved patio.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. The property is served by a gas central heating system and is fitted with uPVC double glazed windows and doors. A security alarm is also installed.

REFERENCE

26483415/29062023/TRY



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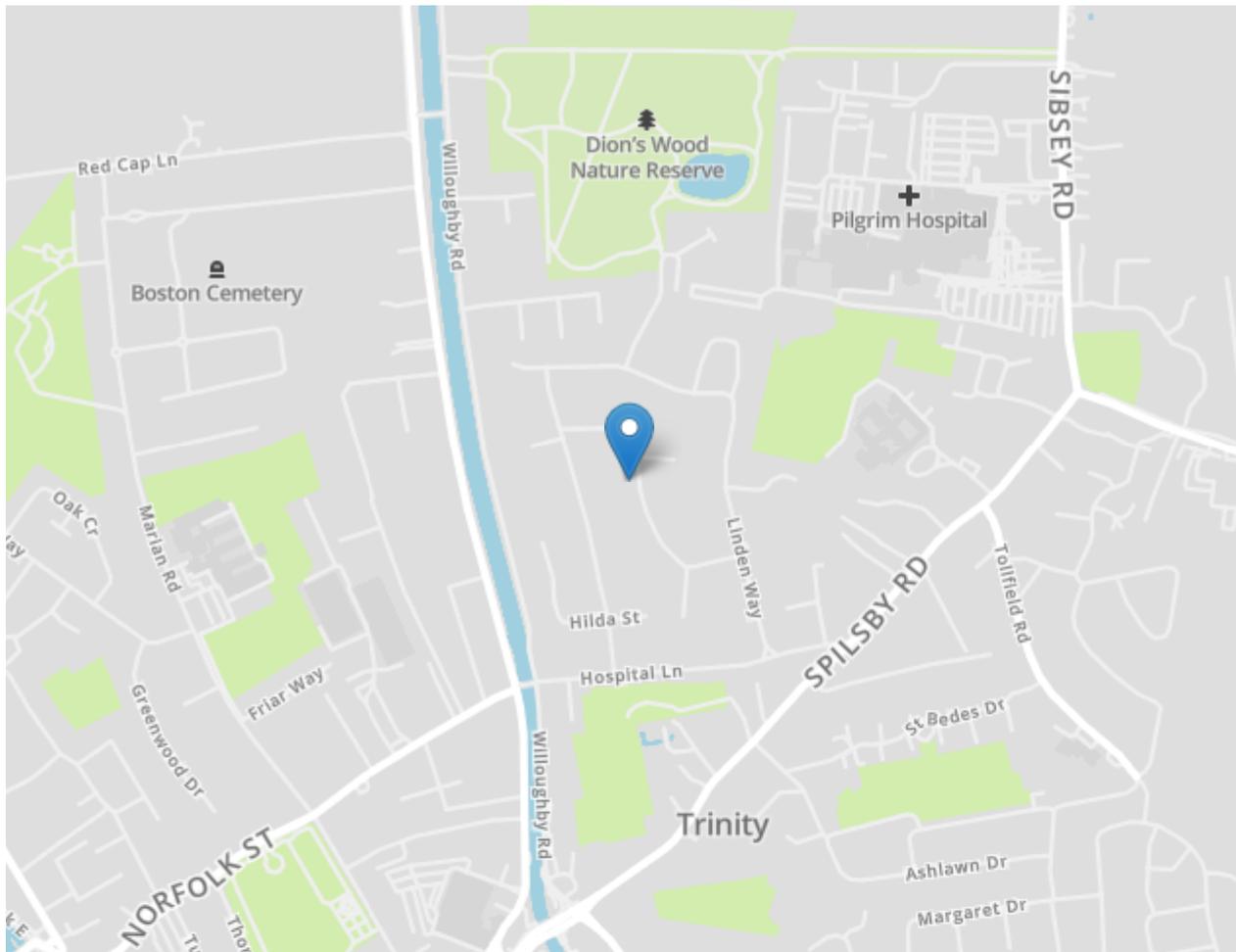
AGENT'S NOTES

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.

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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. 150.9 sq. metres (1623.9 sq. feet)



First Floor
Approx. 90.1 sq. metres (969.5 sq. feet)



Total area: approx. 240.9 sq. metres (2593.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	