



**£269,950**

69 Manor Gardens, Boston, Lincolnshire PE21 6JJ

**SHARMAN BURGESS**

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PE21 6JJ  
£269,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed windows to the side, staircase leading to first floor, radiator, ceiling light point, under stairs storage cupboard housing the electric fuse box.

**GROUND FLOOR CLOAKROOM**

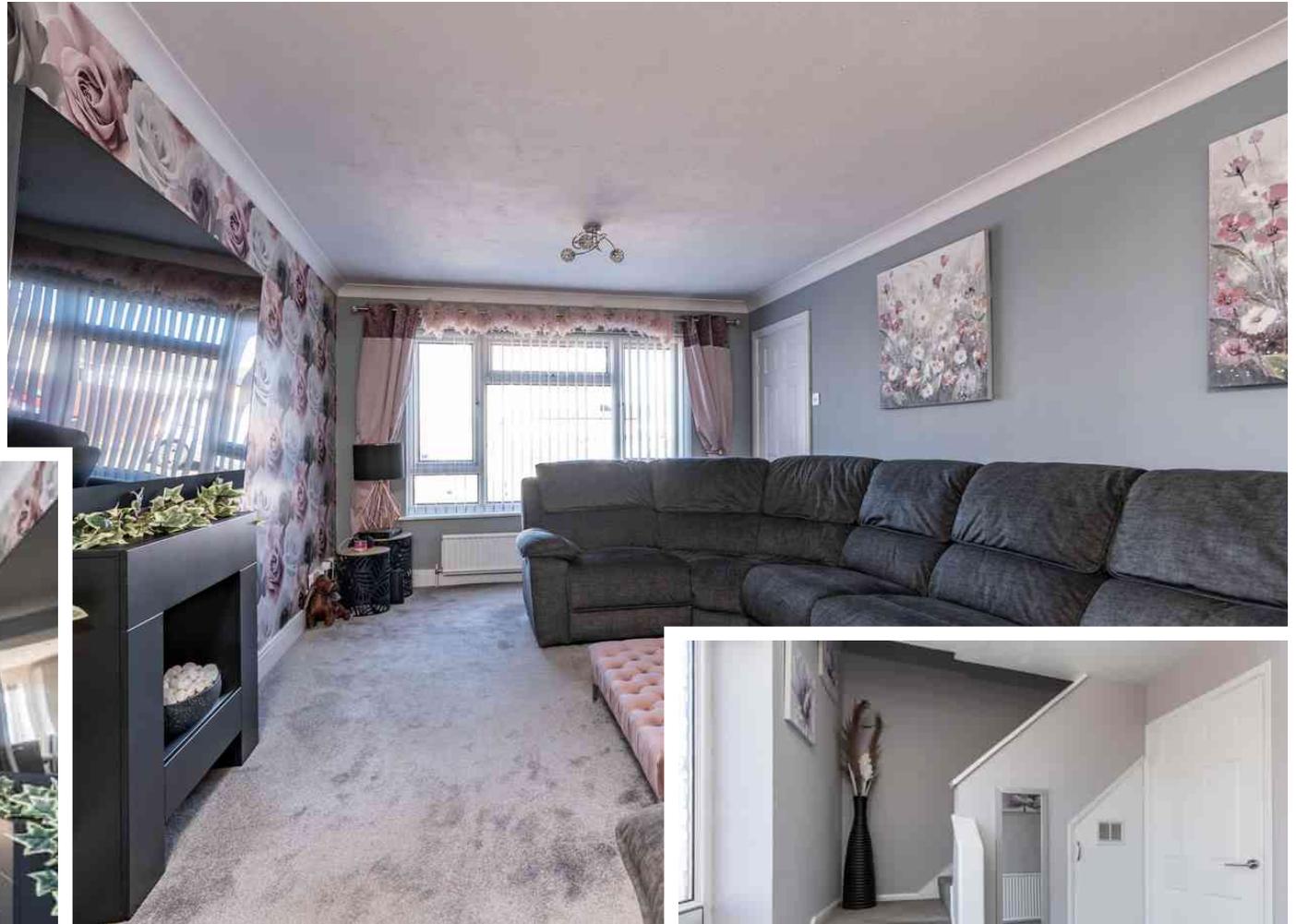
Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback, WC, obscure glazed window to side elevation, ceiling light point.

**LOUNGE**

20' 1" (maximum) x 11' 1" (maximum) (6.12m x 3.38m)

Having window to front elevation, two radiators, coved cornice, two ceiling light points, TV aerial point, feature electric fireplace to be included in the sale.

A superbly presented, extended detached family home with large double garage to the rear. The property is deceptively spacious and offers great sized living accommodation comprising spacious open plan kitchen diner, lounge, office/utility area, ground floor cloakroom, four bedrooms to the first floor arranged off a large landing, en-suite shower room to bedroom one and a well appointed family bathroom. Further benefits include uPVC double glazing, gas central heating and parking to both the front and rear. Internal viewing is essential in order to fully appreciate the quality of property on offer.



**SHARMAN BURGESS**



#### OFFICE/UTILITY AREA

9' 1" x 8' 10" (2.77m x 2.69m)

Having a fitted work station with drawers providing an ideal work space, further counter top with tiled splashback, inset stainless steel sink with mixer tap, integrated washing machine, integrated tumble dryer, luxury vinyl tile flooring, radiator, ceiling recessed lighting, obscure glazed side entrance door.

#### OPEN PLAN KITCHEN DINER

20' 2" x 14' 2" (6.15m x 4.32m)

A large open plan room benefits from a well appointed modern kitchen comprising fitted work surfaces, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and further wall mounted units, integrated dishwasher, integrated twin ovens, five ring gas hob and stainless steel illuminated fume extractor, island unit with storage beneath, space for American style fridge freezer, luxury vinyl tile flooring, ceiling recessed lighting, window to rear elevation, radiator, French doors leading to the rear garden.

#### FIRST FLOOR LANDING

Having window to side elevation, access to loft space, double airing cupboard with heated towel rail and wall mounted Worcester gas combination central heating boiler within.

#### BEDROOM ONE

14' 2" (maximum) x 11' 9" (maximum) (4.32m x 3.58m)

Having window to rear elevation, radiator, ceiling recessed lighting, additional feature bedside lighting, door to -

#### EN-SUITE SHOWER ROOM

7' 9" x 5' 1" (2.36m x 1.55m)

Having a shower area with fitted screen and wall mounted mains shower with hand held shower attachment within, push button WC, wash hand basin with storage beneath and mirrored medicine cabinet above, extractor fan, ceiling recessed lighting, heated towel rail, obscure glazed window to rear elevation.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM TWO**

11' 0" (maximum into entrance area) x 10' 11" (3.35m x 3.33m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe with hanging rail and shelving within.

### **BEDROOM THREE**

9' 0" x 11' 1" (2.74m x 3.38m)

Having window to side elevation, radiator, ceiling light point, built-in dressing table with space for seat beneath.

### **BEDROOM FOUR**

7' 10" x 5' 10" (2.39m x 1.78m)

Having window to front elevation, radiator, ceiling light point, additional recess providing storage which could be altered to provide the room with a built-in wardrobe.

### **FAMILY BATHROOM**

7' 10" (maximum) x 8' 6" (maximum) (2.39m x 2.59m)

Being fitted with a three piece suite comprising P shaped bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, push button WC, wash hand basin with mixer tap and storage beneath and wall mounted mirrored medicine cabinet above, tiled floor, fully walls, ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window to side elevation.

### **EXTERIOR**

The property sits on a deceptively large corner plot and is approached via two vehicular accesses, with one to the front with dropped kerb leading a block paved driveway providing off road parking. The second is to the rear with double gates leading to a concrete hardstanding area providing additional parking space.

### **DETACHED DOUBLE GARAGE**

Currently used as an office/storage. Having two up and over doors, served by power and lighting, personnel door to the rear.

### **REAR GARDEN**

Designed with low maintenance in mind and being predominantly paved and fully enclosed by fencing.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

13032025/28837360/RAT



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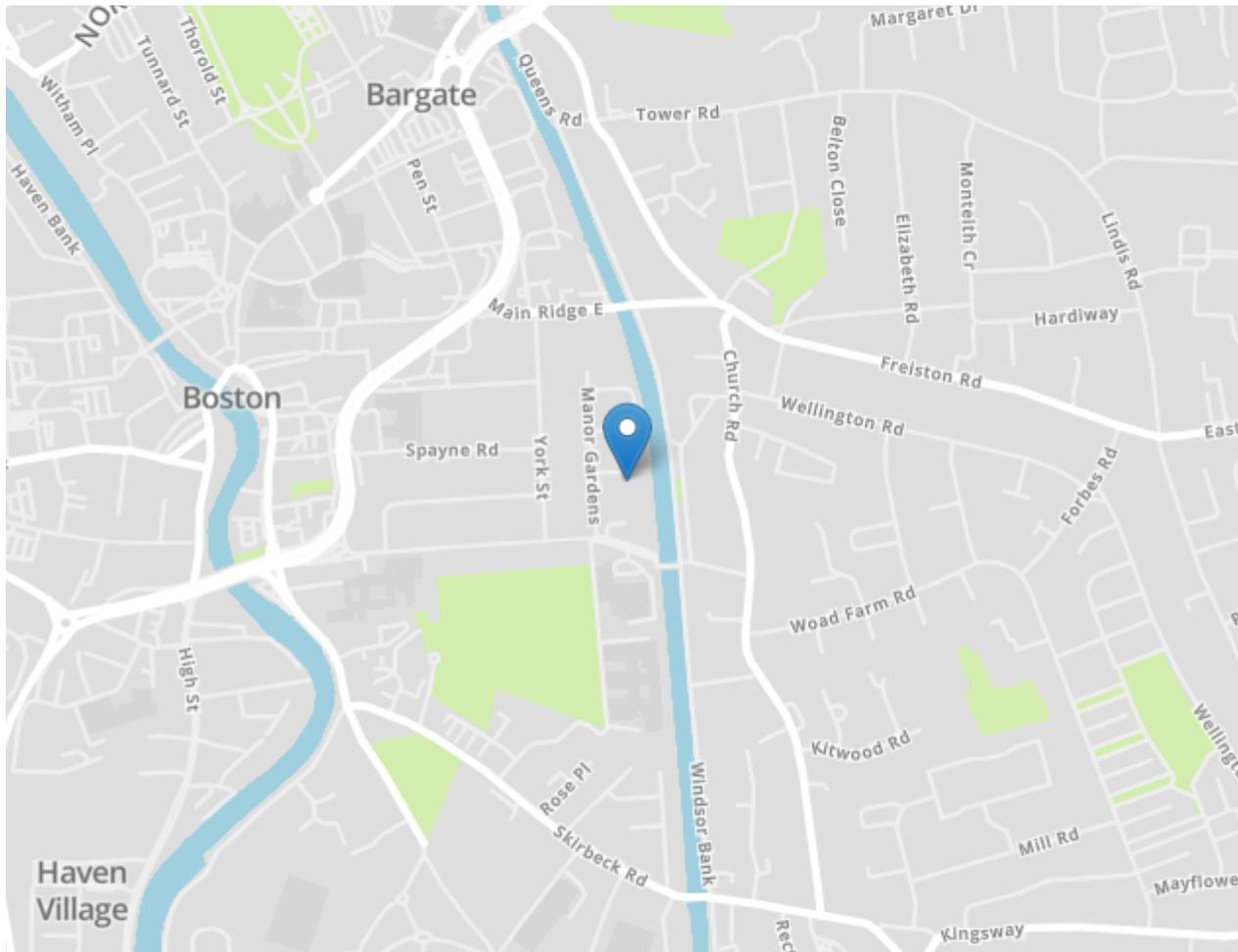
## AGENT'S NOTES

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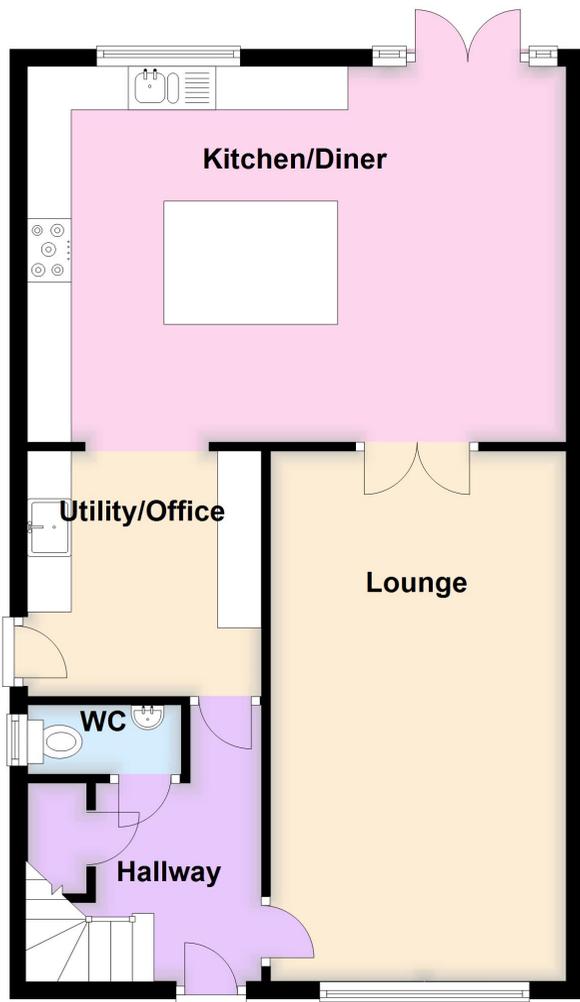
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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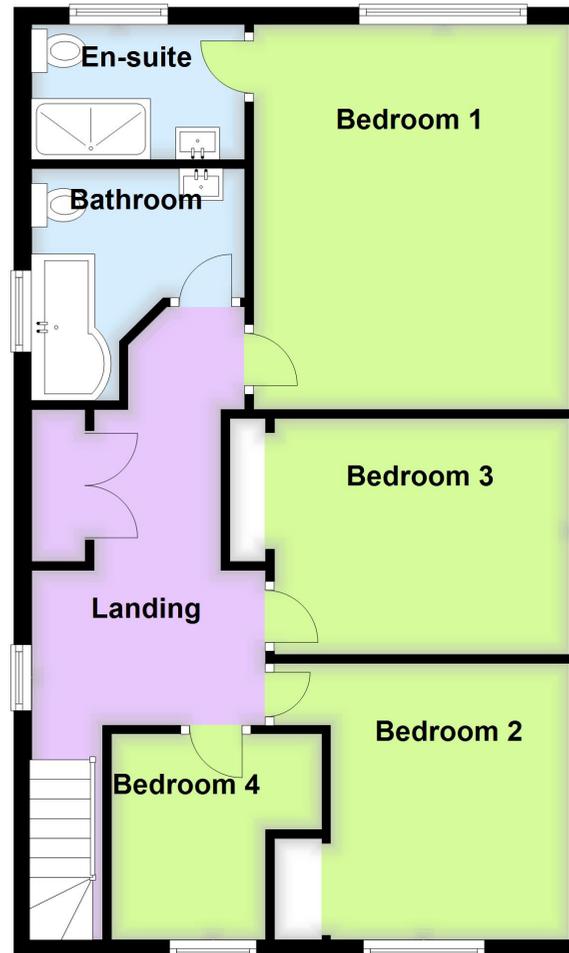
### Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



### First Floor

Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 129.7 sq. metres (1396.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	