



£189,950

24a Churchill Drive, Boston, Lincolnshire PE21 0NH

SHARMAN BURGESS

24a Churchill Drive, Boston, Lincolnshire
PE21 0NH
£189,950 Freehold

ACCOMMODATION

ENTRANCE PORCH

12' 11" x 6' 1" (3.94m x 1.85m)

Of brick and uPVC construction with polycarbonate roof. Having part glazed uPVC front entrance door, double glazed window to front and side elevations, radiator, tiled flooring, door through to: -

ENTRANCE HALL

Having coved cornice, radiator, access to roof space, built-in storage cupboard.



SHARMAN BURGESS



LOUNGE

14' 3" x 11' 10" (4.34m x 3.61m)

Having double glazed window to front elevation, radiator, coved cornice, dado rail, TV aerial point, telephone point, fireplace with marble inset and hearth and wooden mantle.

KITCHEN

9' 8" x 13' 0" (2.95m x 3.96m)

Being fitted with a range of wall units, drawer units and base level storage units, areas of work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap, space for standard height fridge, space and plumbing for automatic washing machine, double glazed window to rear elevation, space for cooker, partly tiled walls, radiator, wall mounted central heating boiler, built-in airing cupboard housing the hot water cylinder and slatted shelving within, part glazed uPVC side entrance door, door to: -

PANTRY

Having double glazed window to side elevation, shelving and space for fridge freezer.

BEDROOM ONE

9' 9" x 13' 1" (2.97m x 3.99m)

Having double glazed window to rear elevation, coved cornice, radiator, built-in triple wardrobe.

BEDROOM TWO

10' 0" x 9' 11" (3.05m x 3.02m)

Having double glazed window to front elevation, radiator, coved cornice, built-in triple wardrobe.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above, pedestal wash hand basin, low level WC, fully tiled walls, radiator, extractor fan, double glazed window to side elevation, radiator.

EXTERIOR

To the front, the property is approached over a tarmac driveway which provides off road parking. There is a low maintenance front garden which is predominantly laid to gravel and interspersed with mature shrubs. There is also a paved patio and pathway to the front entrance door. Gated access leads to the rear garden.

SINGLE GARAGE

17' 7" x 8' 4" (5.36m x 2.54m)

Situated in a block of two (right hand side) at the bottom of the private road that the property is situated on. Having up and over door.

REAR GARDEN

Being laid to a mixture of paved patio and shaped lawn with shrub and bush borders, and block paved seating area with timber pergola. The garden is fully enclosed by timber fencing and houses a timber garden shed.

SERVICES

Mains electricity, water, gas and drainage are connected.

REFERENCE

14082025/29376230/HAI



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

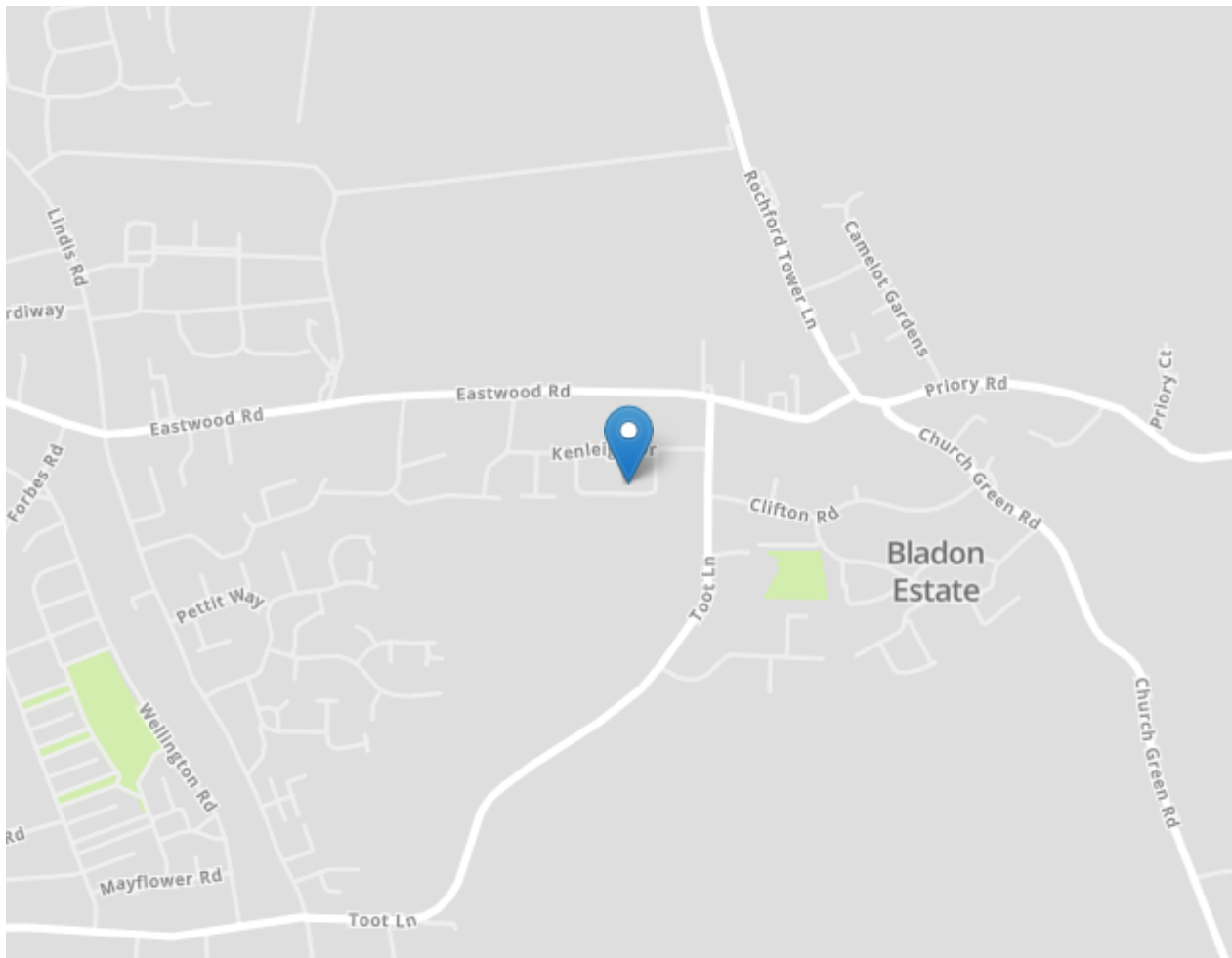
AGENT'S NOTES

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.

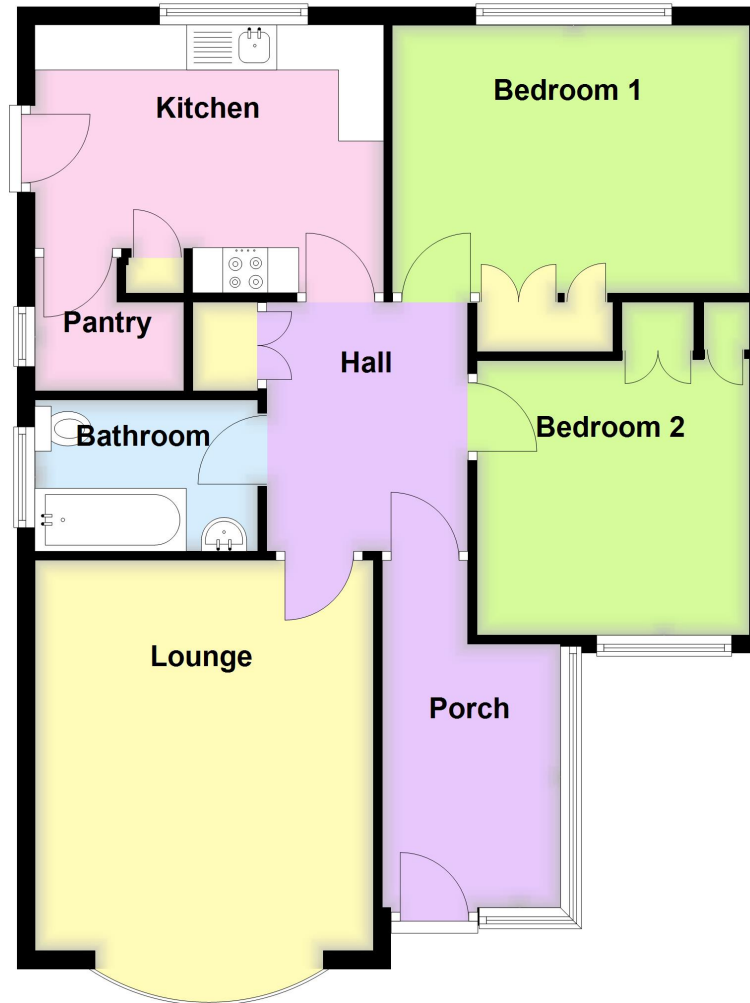
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 73.5 sq. metres (790.9 sq. feet)



Total area: approx. 73.5 sq. metres (790.9 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	