



£284,000

8 Cooks Lock, Boston, Lincolnshire PE21 7PW

SHARMAN BURGESS

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PE21 7PW
£284,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, under stairs storage cupboard, coved cornice, two ceiling light points, radiator.

GROUND FLOOR CLOAKROOM

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

A detached property situated within a popular cul-de-sac location with accommodation comprising an entrance hall, ground floor cloakroom, lounge with log burner, dining room, conservatory, breakfast kitchen, four bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include a driveway, single garage, enclosed approximately south facing rear garden, gas central heating.



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LOUNGE

16' 0" x 10' 8" (4.88m x 3.25m)

Having window to front elevation, coved cornice, ceiling light point, TV aerial point, two radiators, log burner with tiled hearth and tiled detailing to the rear.

DINING ROOM

10' 10" x 8' 6" (3.30m x 2.59m)

Also with access from the Kitchen. Having radiator, coved cornice, ceiling light point, sliding doors through to:-

CONSERVATORY

Of uPVC double glazed construction with polycarbonate roof. Having French doors leading out to the garden.

BREAKFAST KITCHEN

17' 5" (maximum including archway) x 10' 10" (maximum including archway) (5.31m x 3.30m)

Having counter tops with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with illuminated fume extractor above, plumbing for washing machine, plumbing for dishwasher, space for twin height fridge freezer, breakfast bar, coved cornice, two windows to rear elevation, door to rear garden, wall mounted electric fuse box.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, airing cupboard with hot water cylinder and slatted linen shelving within, radiator, built-in over stairs storage cupboard.

BEDROOM ONE

16' 2" (maximum) x 11' 2" (maximum) (4.93m x 3.40m)

Having two windows to front elevation, radiator, coved cornice, ceiling light point.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted Aqualisa shower and fitted shower screen, WC, pedestal wash hand basin with splashback, radiator, obscure glazed window to side elevation, extractor fan, ceiling light point.

BEDROOM TWO

14' 2" (maximum) x 10' 8" (maximum) (4.32m x 3.25m)

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

BEDROOM THREE

10' 4" (maximum) x 11' 10" (maximum) (3.15m x 3.61m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM FOUR

9' 6" x 8' 7" (2.90m x 2.62m)

Having window to rear elevation, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with wall mounted mains fed Aqualisa shower above and concertina shower screen and tiled splashbacks, extractor fan, ceiling light point, obscure glazed window to rear.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which is part block paved and part gravelled and provides off road parking as well as vehicular access to the:-

SINGLE GARAGE

Having double doors to front elevation, served by power and lighting, housing the gas central heating boiler.

REAR GARDEN

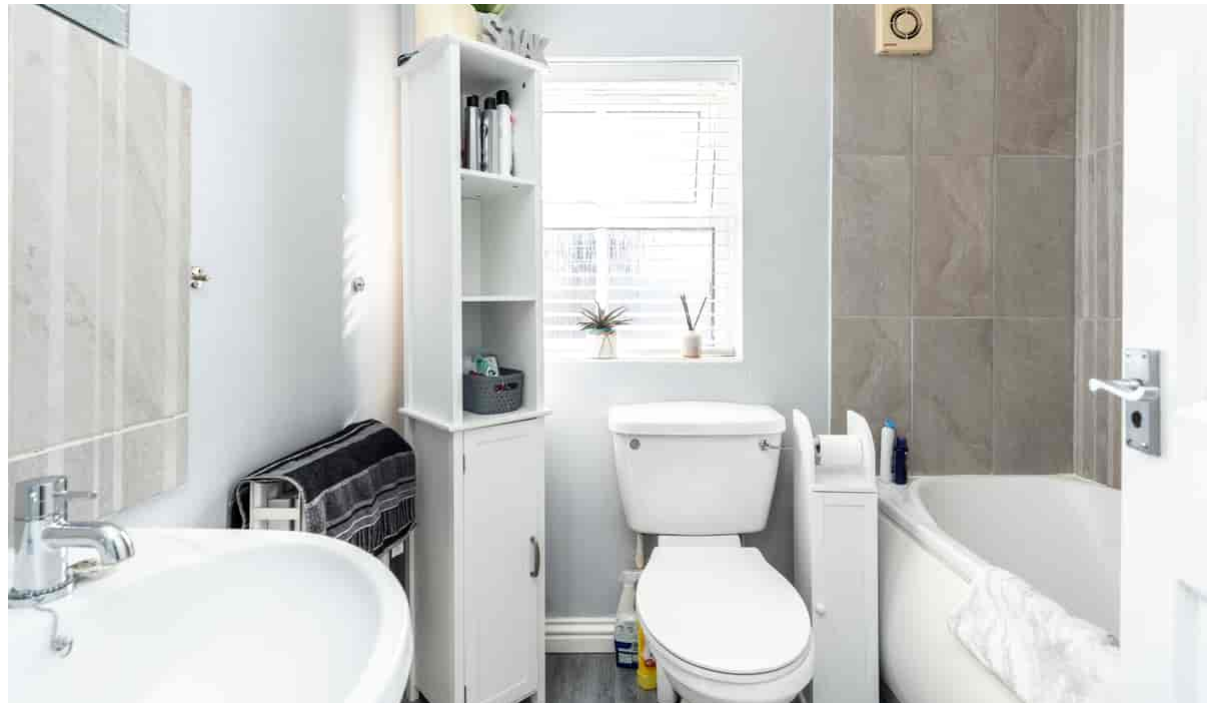
Initially having a covered paved patio seating area providing entertaining space. There is a lawned section with flower and shrub borders. The garden is fully enclosed by fencing and served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

20032025/287010890/ALL



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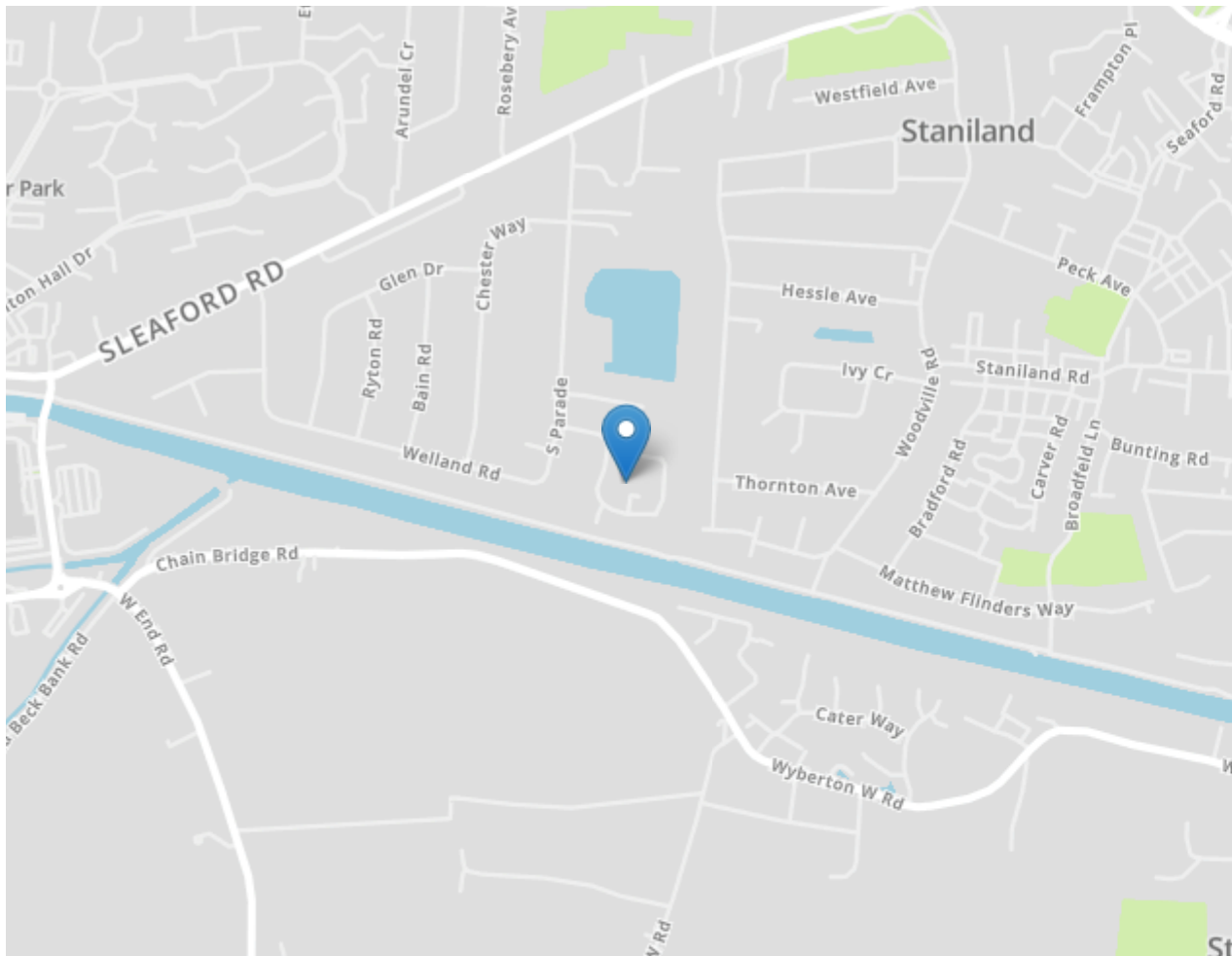
AGENT'S NOTES

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.

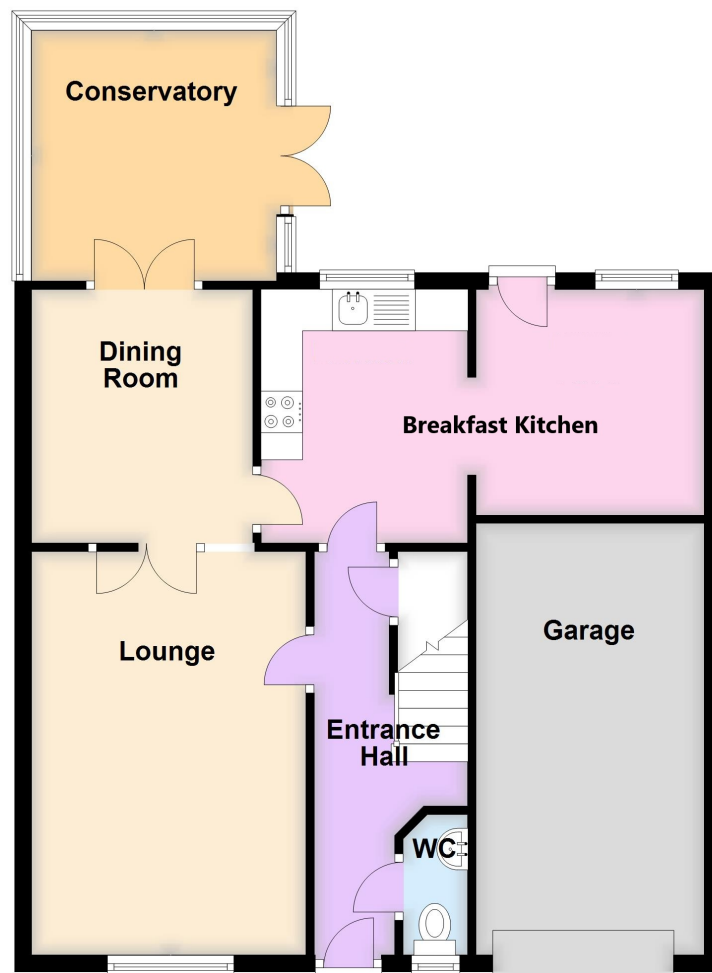
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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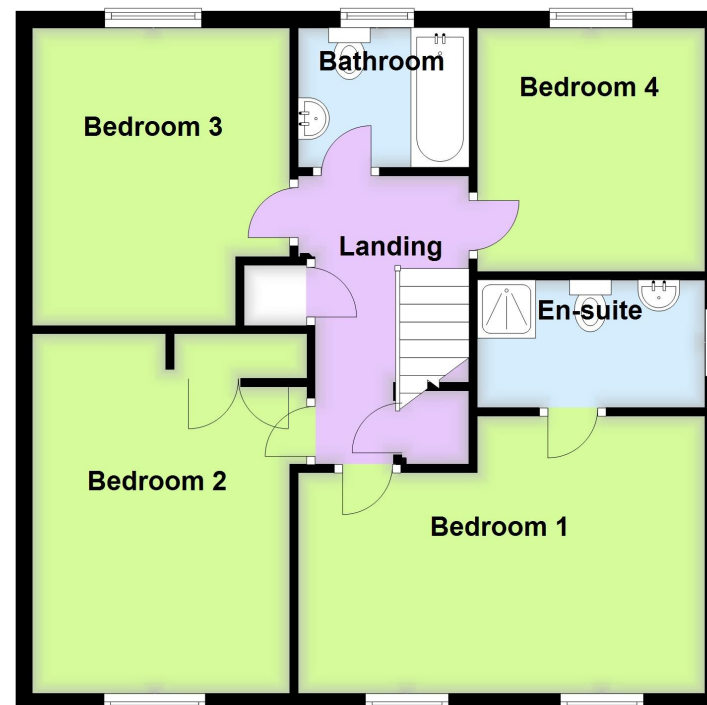
Ground Floor

Approx. 74.0 sq. metres (797.0 sq. feet)



First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 138.9 sq. metres (1495.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		