



£174,950

12 Forest Dale, Boston, Lincolnshire PE21 9HD

SHARMAN BURGESS

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PE21 9HD
£174,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed panels above and to either side, staircase rising to first floor landing, radiator, ceiling light point, telephone point, wall mounted digital central heating timer. Under stairs storage cupboard housing wall mounted coat hooks, ceiling light point and electric fuse both within.

LOUNGE

14' 5" (maximum measurement taken into bay window) x 10' 10" (maximum measurement) (4.39m x 3.30m)

Having feature bay window to front aspect, coved cornice, ceiling light point, TV aerial point, radiator, electric fireplace with fitted inset and hearth and display surround.

A semi-detached property being sold with NO ONWARD CHAIN and situated in a popular 'No Through Road' location within close proximity to Boston Town Centre and its amenities. Accommodation comprises an entrance hall, lounge, extended sitting room, kitchen, three bedrooms to the first floor and a shower room. Further benefits include gas central heating, uPVC double glazing, driveway and garden to the rear.



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SITTING ROOM

Section One measures 12' 5" (maximum) x 10' 10" (3.78m x 3.30m) and Section Two measures 10' 2" x 8' 4" (3.10m x 2.54m)

Section one benefits from an electric fireplace with fitted inset and hearth and display surround, coved cornice, ceiling light point, radiator. Continuing through the archway to section two which benefits from a radiator, coved cornice, ceiling light point, tilt and turn patio doors leading to the rear garden.

KITCHEN

18' 3" (maximum measurement) x 5' 10" (maximum measurement) (5.56m x 1.78m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker with wall mounted extractor fan above, dual aspect windows, obscure glazed entrance door, two ceiling light points, radiator.

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, ceiling light point.

BEDROOM ONE

12' 6" (maximum measurement) x 10' 10" (maximum measurement including built-in wardrobes) (3.81m x 3.30m)

Having window to rear aspect, radiator, ceiling light point, built-in wardrobes and overhead storage lockers.

BEDROOM TWO

11' 4" (maximum measurement including built-in wardrobes) x 10' 9" (maximum measurement) (3.45m x 3.28m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes and overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

7' 3" x 5' 10" (2.21m x 1.78m)

Having window to front aspect, radiator, ceiling light point.

SHOWER ROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, shower area with wall mounted electric shower and fitted shower screen, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect, boiler cupboard housing the Worcester combination gas central heating boiler and radiator within.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking, with paved front garden and plant and shrub borders. To the rear, the property benefits from a good sized rear garden comprising hardstanding areas, lawned sections and flower and shrub borders. The garden is enclosed by fencing and hedging and houses a former garage which is currently being used as a -

GARDEN ROOM

12' 2" (internal measurement) x 9' 9" (internal measurement) (3.71m x 2.97m)

Having windows, personnel door and French doors leading to the garden.

To the rear of the garden room is a -

STORAGE AREA

9' 9" x 6' 7" (2.97m x 2.01m)

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

AGENT'S NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

17012024/27164156/DRE



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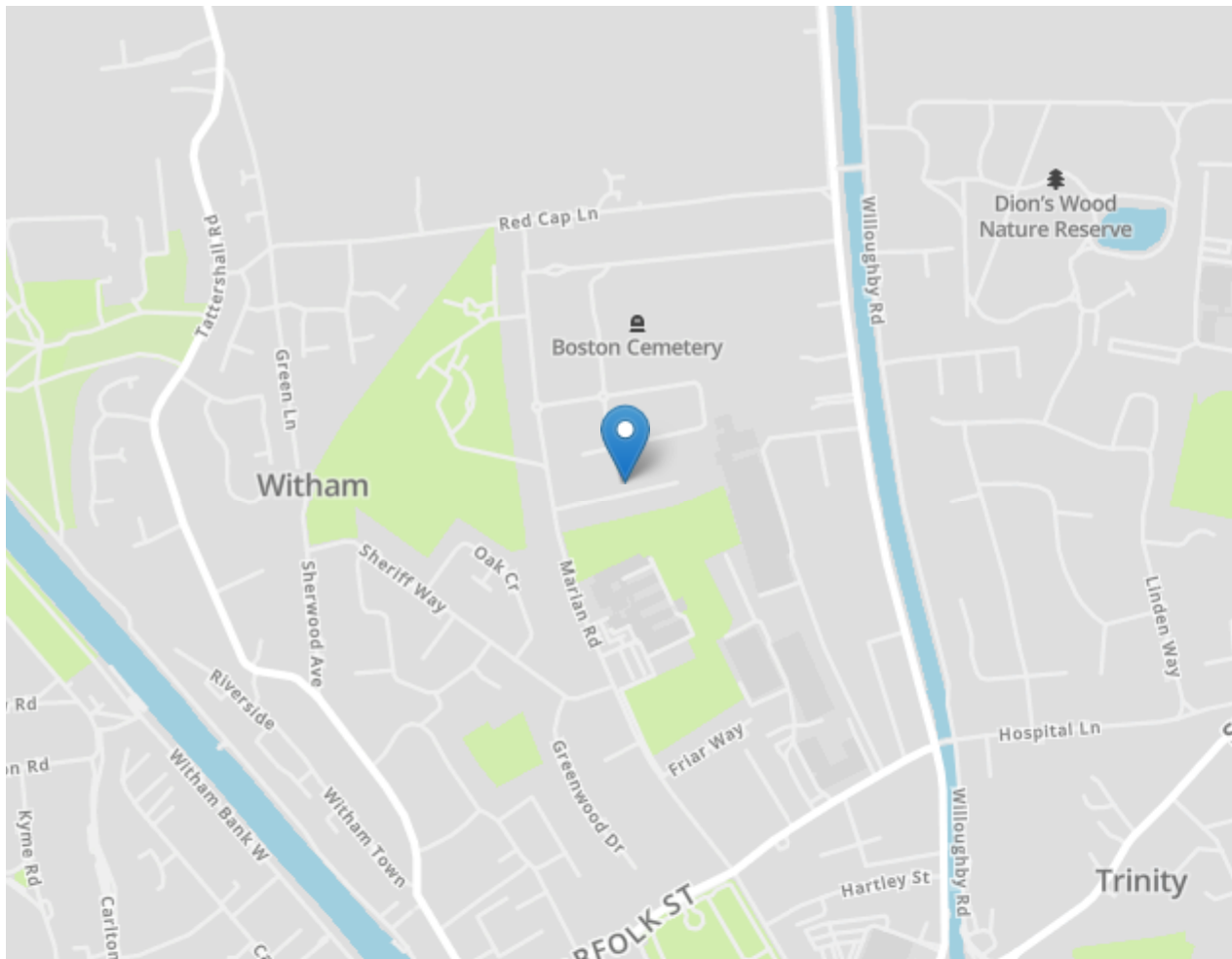
AGENT'S NOTES

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.

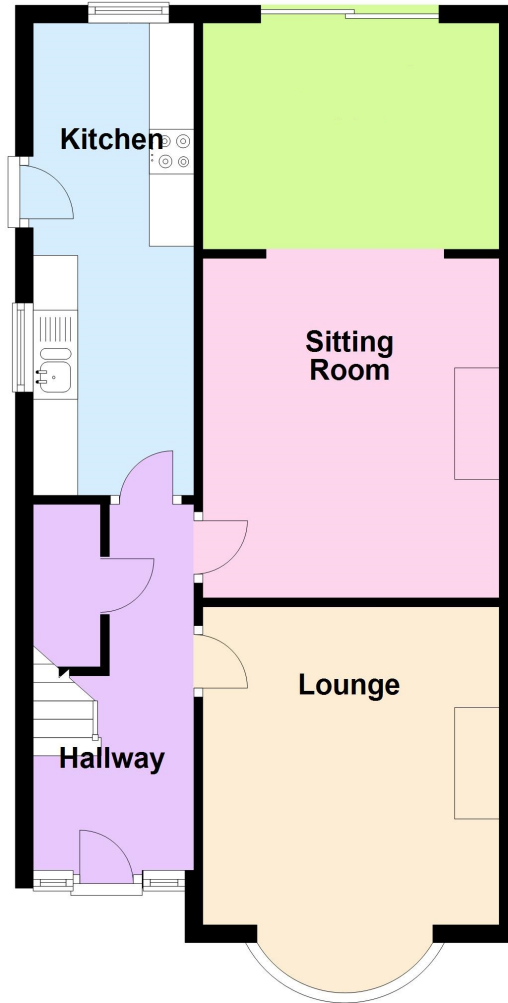
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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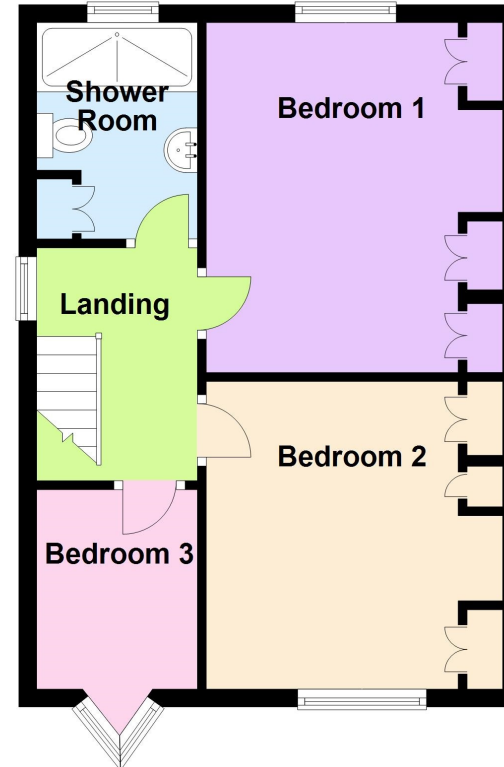
Ground Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 91.7 sq. metres (987.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	