



£184,950

16 Harrow Place, Boston, Lincolnshire PE21 7FD

SHARMAN BURGESS

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PE21 7FD
£184,950 Freehold

ACCOMMODATION

ENTRANCE HALL

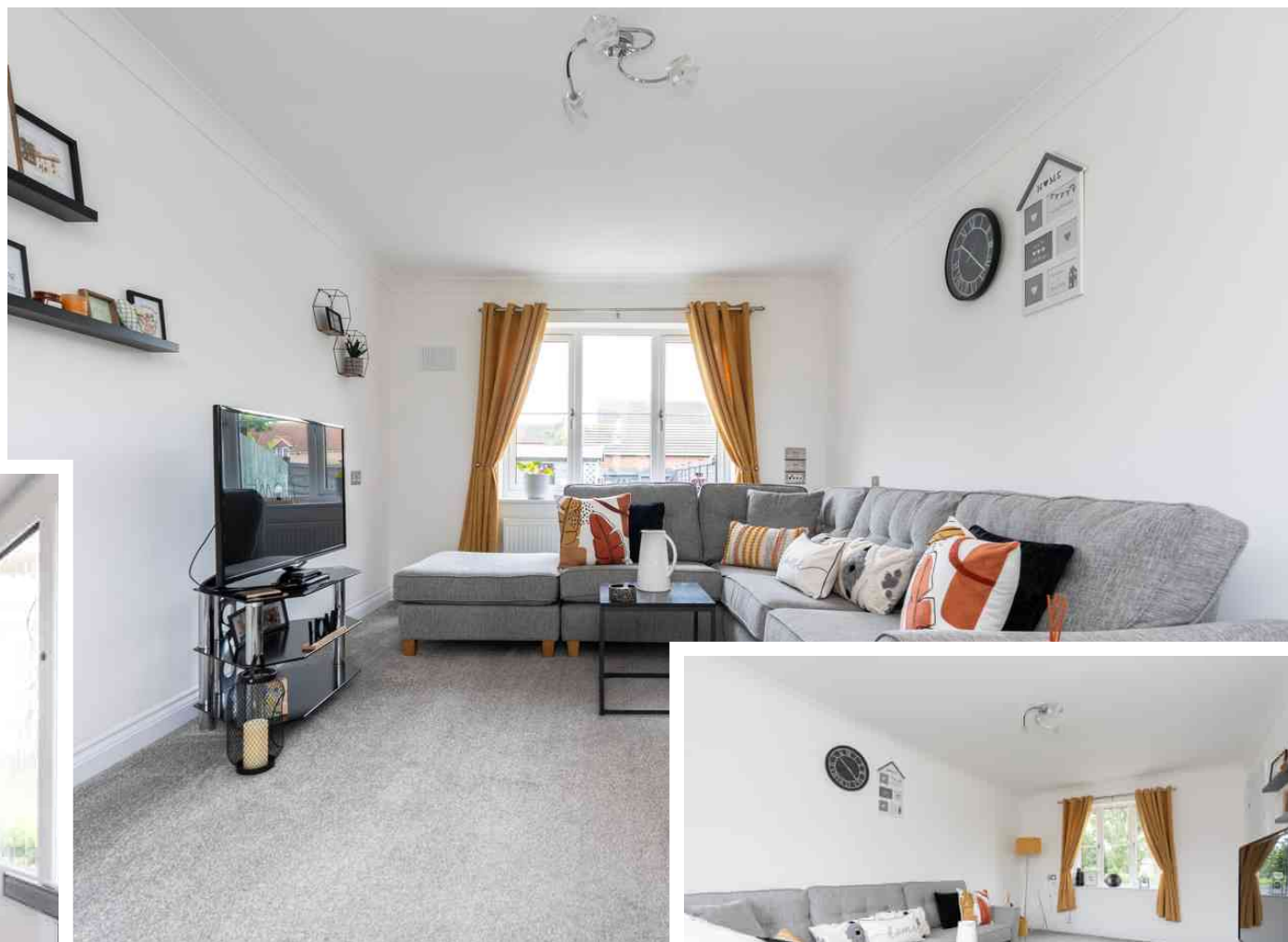
Having uPVC entrance door, radiator, staircase rising to first floor, coved cornice.

LOUNGE

16' 9" x 10' 5" (5.11m x 3.17m)

Having dual aspect double glazed windows, TV aerial point, telephone point, radiator, coved cornice.

A modern built and immaculately presented end of terrace house, situated on a popular modern development close to Boston West Primary School and amenities, ideally suited for FIRST TIME BUYERS. Accommodation comprises an entrance hall, kitchen diner, utility/cloakroom, lounge, three bedrooms and four piece family bathroom. Further benefits include allocated parking and enclosed rear garden.



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KITCHEN DINER

16' 8" x 12' 5" (5.08m x 3.78m)

Being fitted with a range of wall and base level storage units, areas of worksurface, inset composite sink and drainer with mixer tap, space for tumble dryer, Neff integrated oven, Neff integrated gas hob with extractor above, space for fridge freezer, dual aspect double glazed windows, radiators, uPVC double glazed rear entrance door, coved cornice, ceiling recessed spotlights, door to: -

CLOAKROOM/UTILITY

6' 7" x 5' 10" (2.01m x 1.78m)

Having low level WC, wall mounted wash hand basin with tiled splashback, radiator, work surface with space and plumbing beneath for washing machine, wall mounted central heating boiler, extractor fan, double glazed window, coved cornice, built-in storage cupboard.

FIRST FLOOR LANDING

Having double glazed window to rear elevation, coved cornice.

BEDROOM ONE

11' 7" x 12' 6" (3.53m x 3.81m)

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

BEDROOM TWO

11' 5" (maximum) x 10' 5" (3.48m x 3.17m)

Having double glazed window to front elevation, radiator, coved cornice, built-in over stairs storage cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

Having double glazed window to rear elevation, radiator, coved cornice, access to roof space.

FAMILY BATHROOM

Being fitted with a four piece suite comprising panelled bath, pedestal wash hand basin, low level WC, shower cubicle with mains fed rainfall shower with hand held attachment within, ceiling recessed spotlights, extractor fan, partly tiled walls, electric shaver point, heated towel rail, double glazed window to rear elevation.

EXTERIOR

The property benefits from a lawned front garden with low level hedging to the front boundary and pathway leading to front entrance door. Gated access leads to the: -

REAR GARDEN

Initially comprising a paved patio seating area leading to a shaped lawn with gravelled borders. The garden houses a timber summerhouse and timber garden shed. The garden is fully enclosed by fencing. Gated access to the rear boundary fence leads to the: -

ALLOCATED PARKING

Benefitting from two allocated spaces. There is also a visitor parking area.

AGENTS NOTE

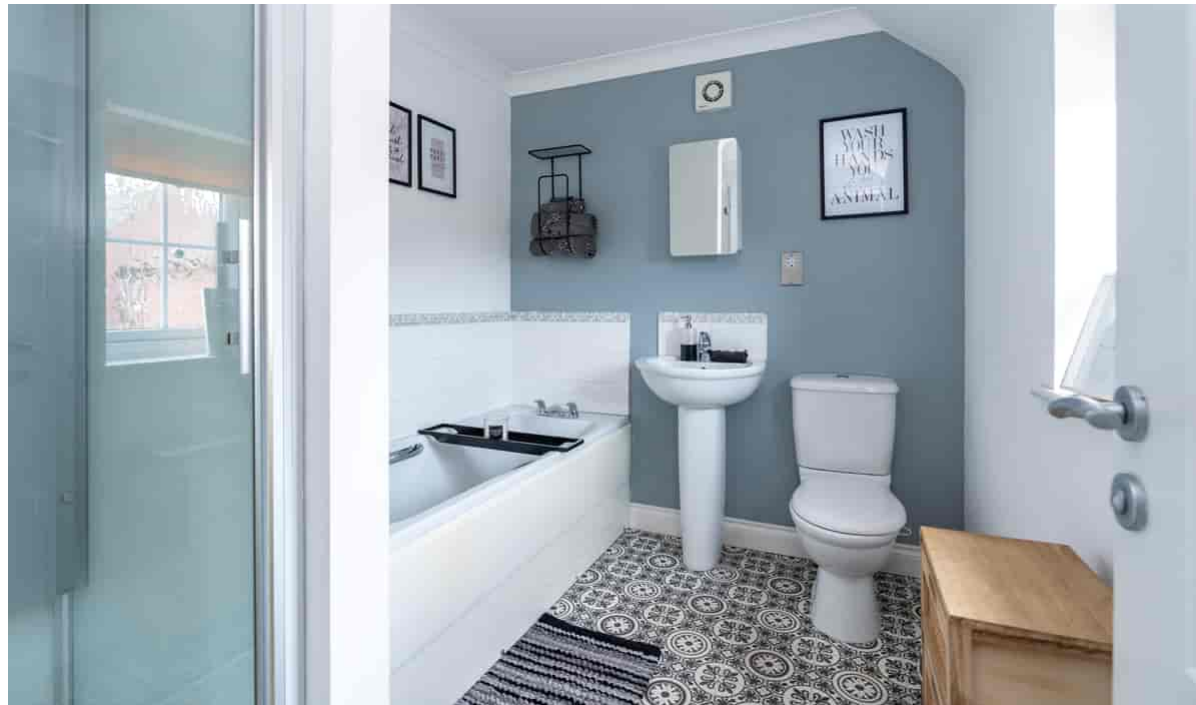
There is an annual service charge of £120 per year, payable to Rosebery Management, for the upkeep and maintenance of unadopted roads, walkways and communal areas.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

22052025/29049909/THO



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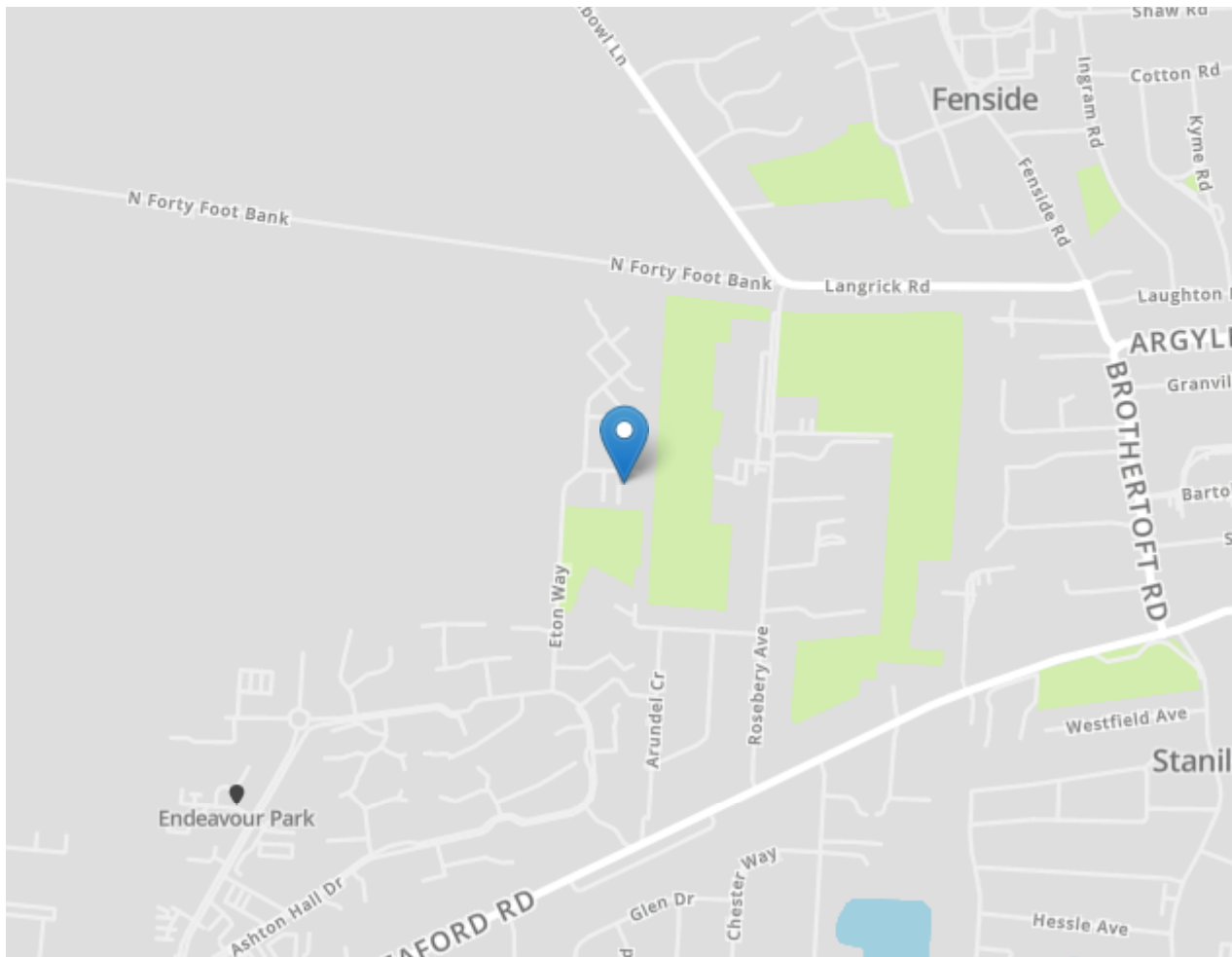
AGENT'S NOTES

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.

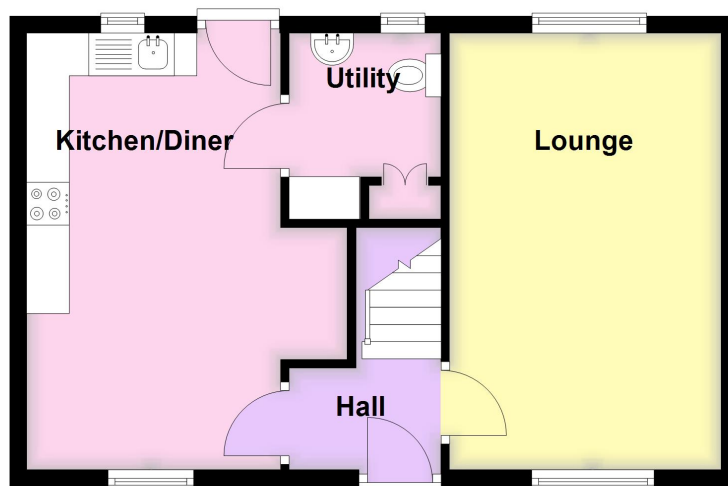
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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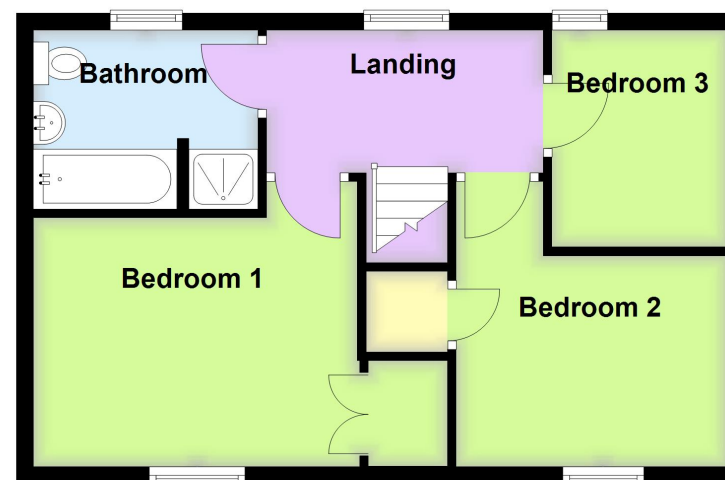
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.7 sq. feet)

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