



**£52,500**

33 Grayling Way, Boston, Lincolnshire PE21 8FS

**SHARMAN BURGESS**



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**PE21 8FS**  
**£52,500 Leasehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Front door into the entrance hall with stairs leading off to the first floor, doors to the cloakroom, lounge and kitchen, radiator, wood laminate flooring and telephone connection point.

A 30% SHARED OWNERSHIP semi detached property situated close to amenities and having accommodation comprising a ground floor cloakroom, lounge, kitchen, three bedrooms to the first floor and a bathroom. Further benefits include a driveway and parking and enclosed rear garden.



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### KITCHEN

11' 1" x 8' 6" (3.38m x 2.59m)

Having modern fitted kitchen with a range of wall and base level units and worksurfaces over. Inset one and half bowl stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated dishwasher, four ring gas hob and integrated oven with stainless steel extractor fan, space for upright fridge/freezer, radiator and double glazed window to the front aspect.

### LOUNGE

14' 2" x 16' 10" (4.32m x 5.13m)

Having uPVC double glazed window to the rear aspect, uPVC door to the rear garden, radiator, television connection point, wood laminate flooring with under stairs storage cupboard providing storage space.

### CLOAKROOM

Having low level wc, pedestal wash hand basin, tiled splash back, radiator, extractor fan and uPVC double glazed window to the front aspect.

### FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom, airing cupboard with slatted linen shelving within and access to the roof space.

### BEDROOM ONE

12' 9" x 9' 2" (3.89m x 2.79m)

With uPVC double glazed window to the rear aspect, radiator and television connection point



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### BEDROOM TWO

12' 7" x 9' 3" (3.84m x 2.82m)

Having uPVC double glazed window to the front aspect and radiator.

### BEDROOM THREE

9' 2" x 7' 4" (2.79m x 2.24m)

Having uPVC double glazed window to the front aspect, radiator and television connection point.

### BATHROOM

With three piece modern bathroom suite comprising panelled bath with mixer tap and mains fed shower above and shower screen. Pedestal wash hand basin, low level wc, partly tiled walls, extractor fan, heated towel rail, shaver point and uPVC double glazed window to the front aspect.

### EXTERIOR

To the front of the property there is a block paved driveway providing off road parking for two vehicles as well as lawned area with hedge and shrub boundaries to the front and sides with access to the :-

### REAR GARDEN

With paved patio seating area, woodchip play area and shaped lawn enclosed fully with timber fencing.

### AGENTS NOTE

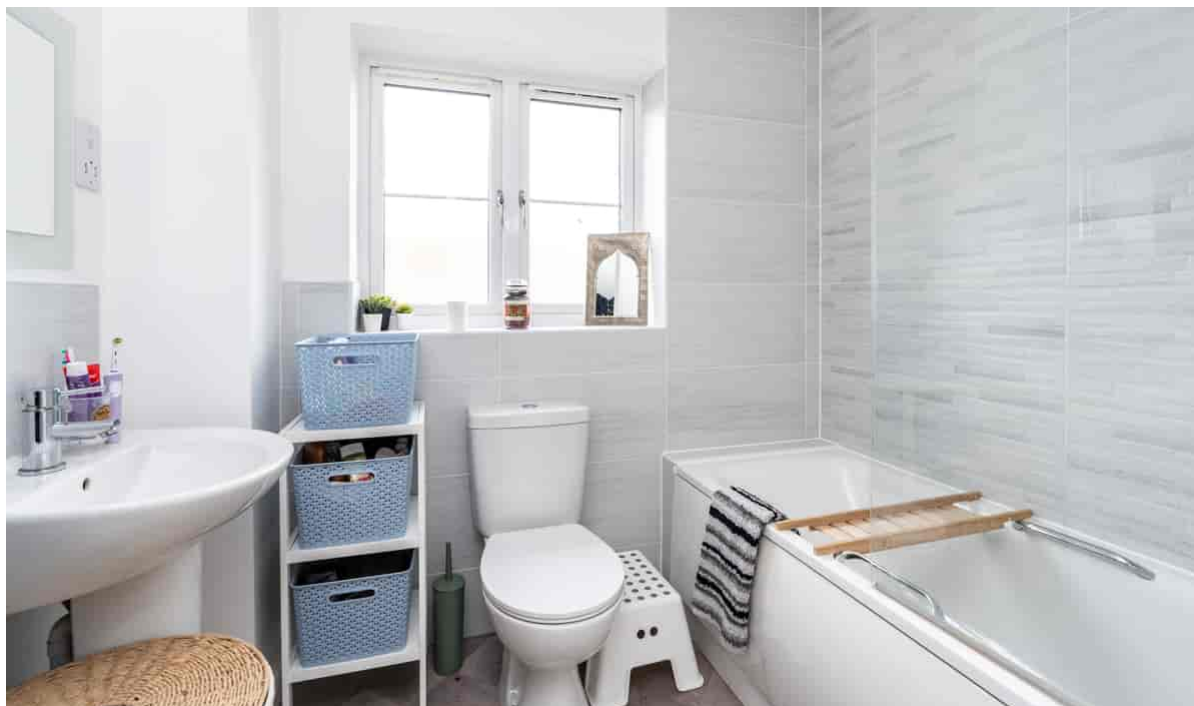
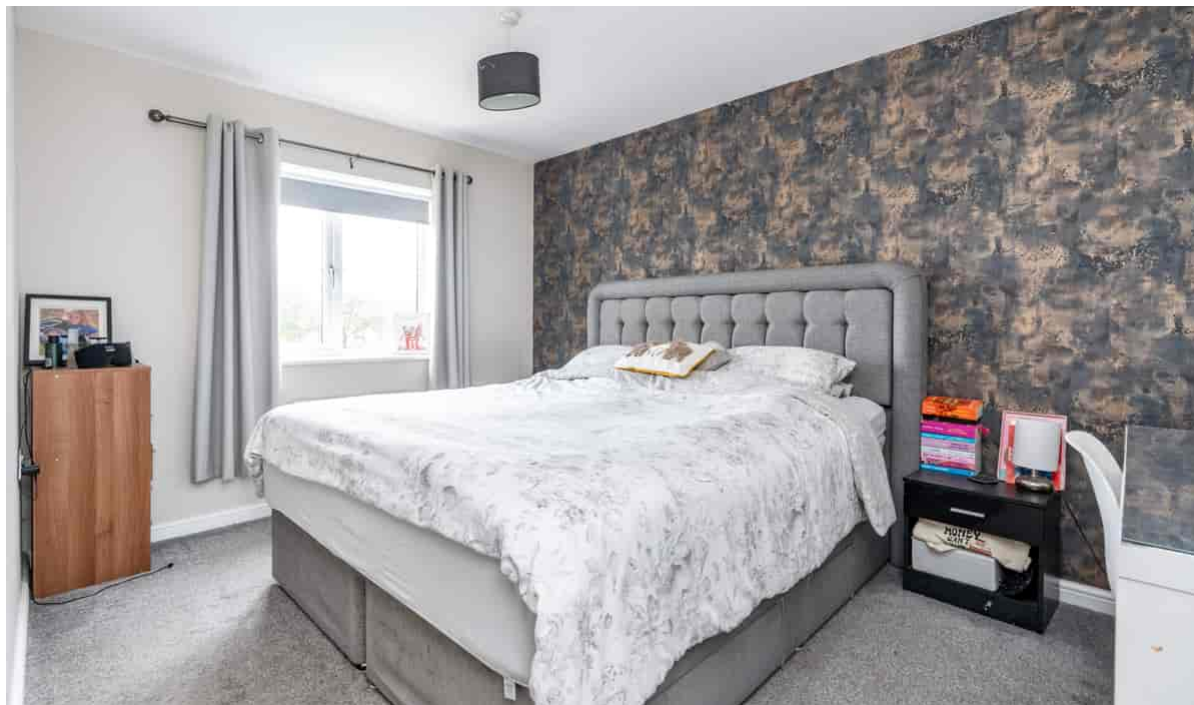
The property is to be purchased on a 30% shared ownership with Platform Homes owning the remaining 70%. The rent payable for the remaining share is £298.96 per calendar month. There is also a service charge of £39.05 per calendar month resulting in a total payment of £338.01 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Platform Homes. The property is subject to a local connection criteria, details of which are available from the selling agents office.

### SERVICES

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

### REFERENCE

29011494/090525/EAT





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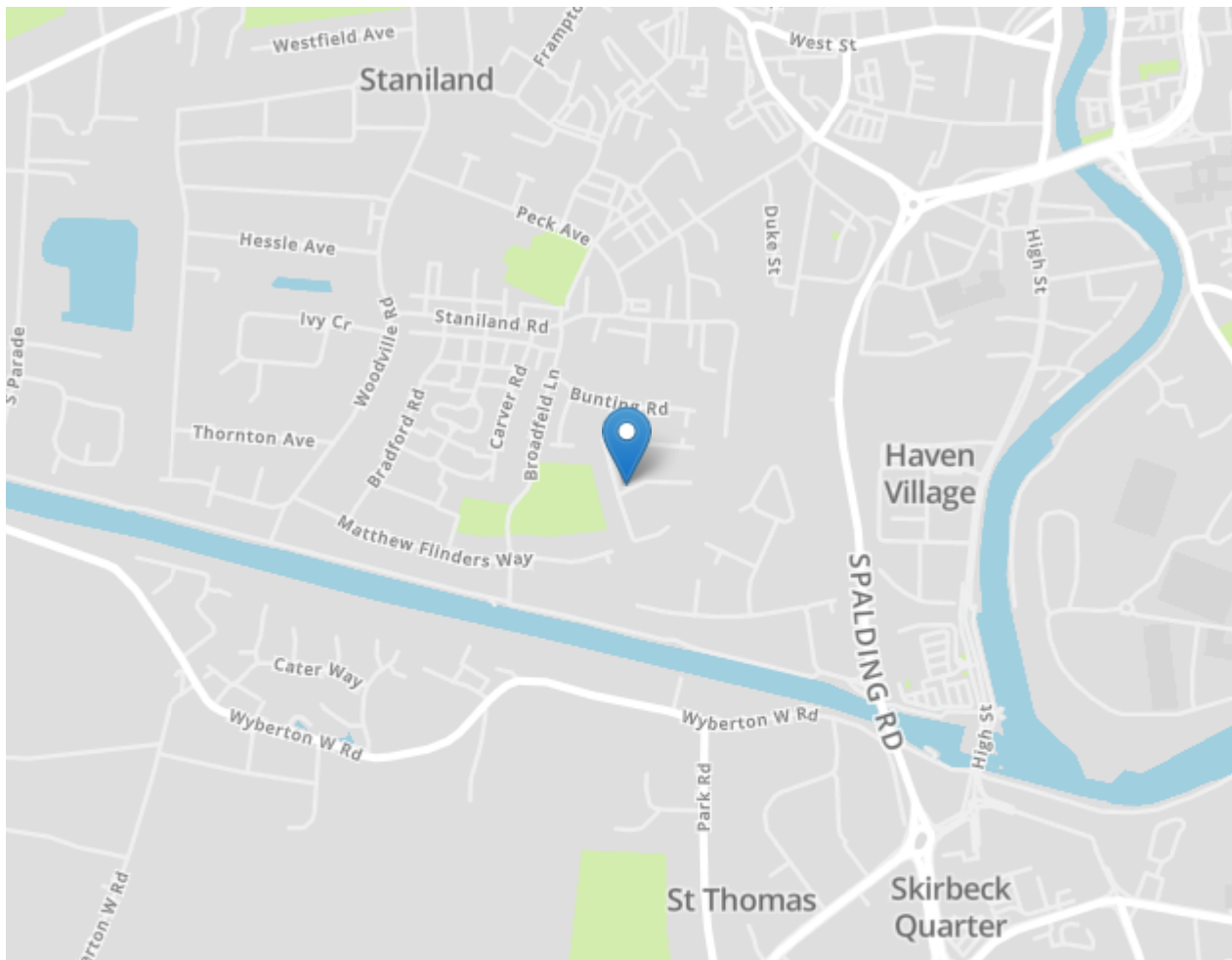
## AGENT'S NOTES

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.

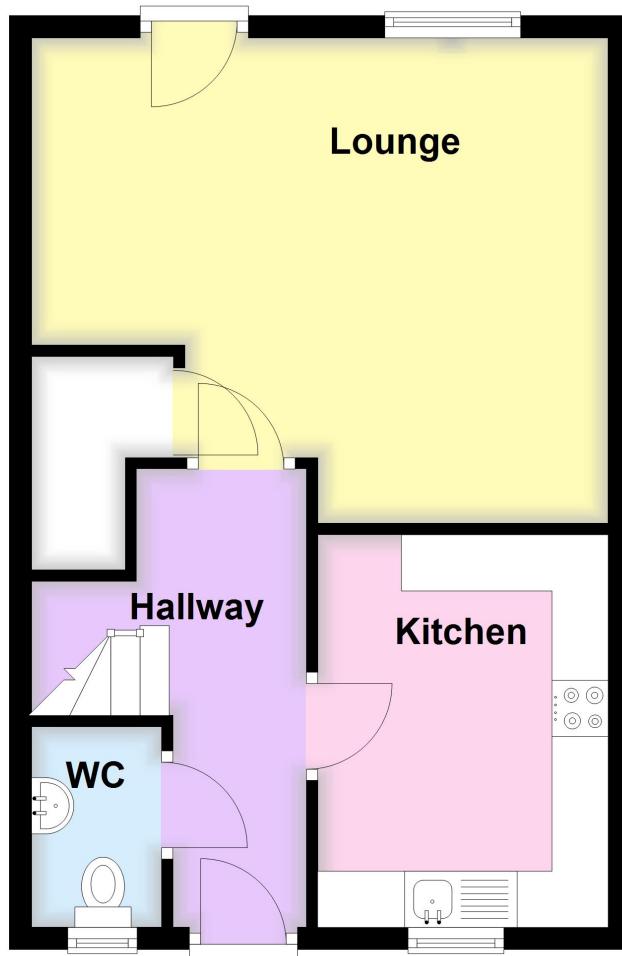
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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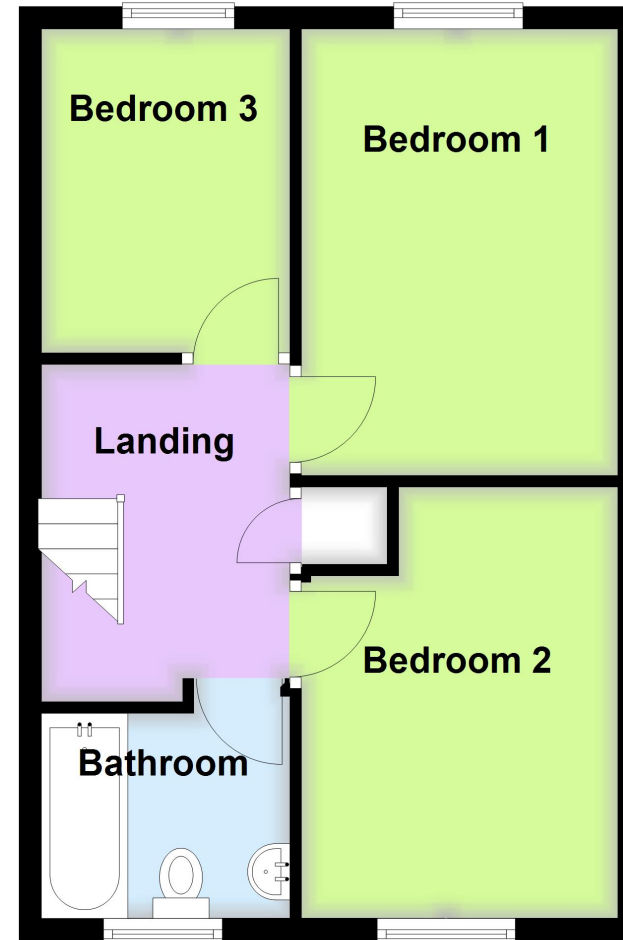
## Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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		