



**£189,950**

26 Welland Road, Boston, Lincolnshire PE21 7PX

**SHARMAN BURGESS**

**26 Welland Road, Boston, Lincolnshire  
PE21 7PX  
£189,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially glazed front entrance door, window to front aspect, wall mounted light, obscure glazed door to:-

**ENTRANCE HALL**

Having staircase leading off, telephone point, ceiling light point, radiator.

A detached house in need of improvement and refurbishment, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility, three bedrooms to the first floor and a shower room. Further benefits include uPVC double glazing, driveway and single garage and an enclosed garden to the rear.



**SHARMAN BURGESS**



### LOUNGE

15' 0" x 12' 4" (4.57m x 3.76m)

Having window to front aspect, radiator, coved cornice, wall lighting, TV aerial point. Prospective purchasers should be aware that the fireplace within the lounge is not in working order. Double doors to: -

### DINING ROOM

11' 5" x 9' 7" (3.48m x 2.92m)

Also accessed via the kitchen. Having window to rear aspect, radiator, ceiling light point.

### KITCHEN

8' 5" x 9' 7" (2.57m x 2.92m)

Having roll edge work surfaces with inset one and a half bowl sink and drainer, base level storage units, drawer units and wall units, space for standard height fridge or freezer, space for electric cooker, window to rear aspect, under stairs storage cupboard, walk-in pantry with shelving and light within.

### UTILITY ROOM

7' 6" x 6' 5" (2.29m x 1.96m)

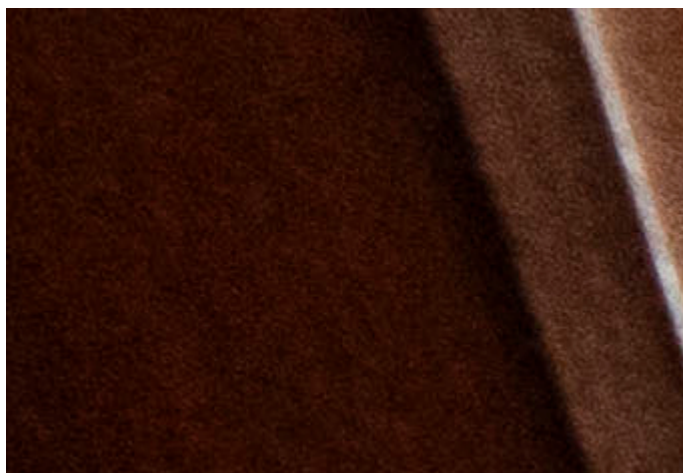
Having window to rear aspect, obscure glazed rear entrance door, plumbing for automatic washing machine, space and vent for tumble dryer, ceiling light point. Door to: -

### BOILER ROOM

Housing the wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

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



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

14' 2" (maximum) x 11' 8" (maximum into recess) (4.32m x 3.56m)

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

### BEDROOM TWO

12' 6" (maximum) x 11' 0" (maximum) (3.81m x 3.35m)

Having window to rear aspect, ceiling light point, former airing cupboard with slatted linen shelving within.

### BEDROOM THREE

7' 5" (maximum) x 7' 6" (including stair bulkhead) (2.26m x 2.29m)

Having window to front aspect, ceiling light point.

### SHOWER ROOM

Being fitted with a WC, pedestal wash basin, shower area with wall mounted electric shower, obscure glazed window to rear aspect, ceiling light point, extractor fan, radiator.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides vehicular access to the garage. The front garden is predominantly laid to lawn, with flower and shrub border.

### SINGLE GARAGE

Having up and over door.

The rear garden is predominantly laid to lawn with flower and shrub borders. The garden is enclosed by a mixture of fencing and hedging and is served by an outside tap and light.

### AGENTS 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.

### SERVICES

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

### REFERENCE

13032024/27413744/EDW



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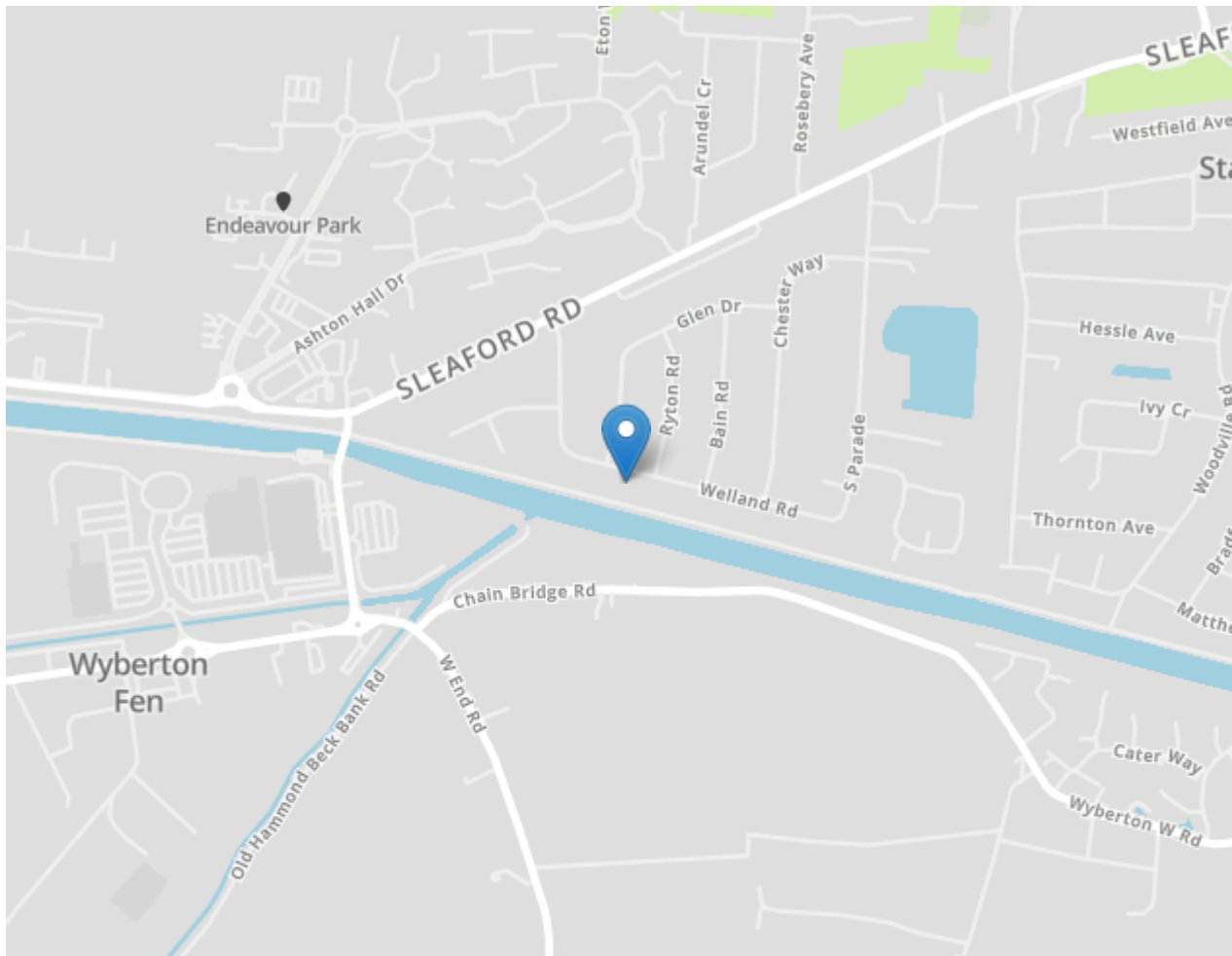
## AGENT'S NOTES

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.

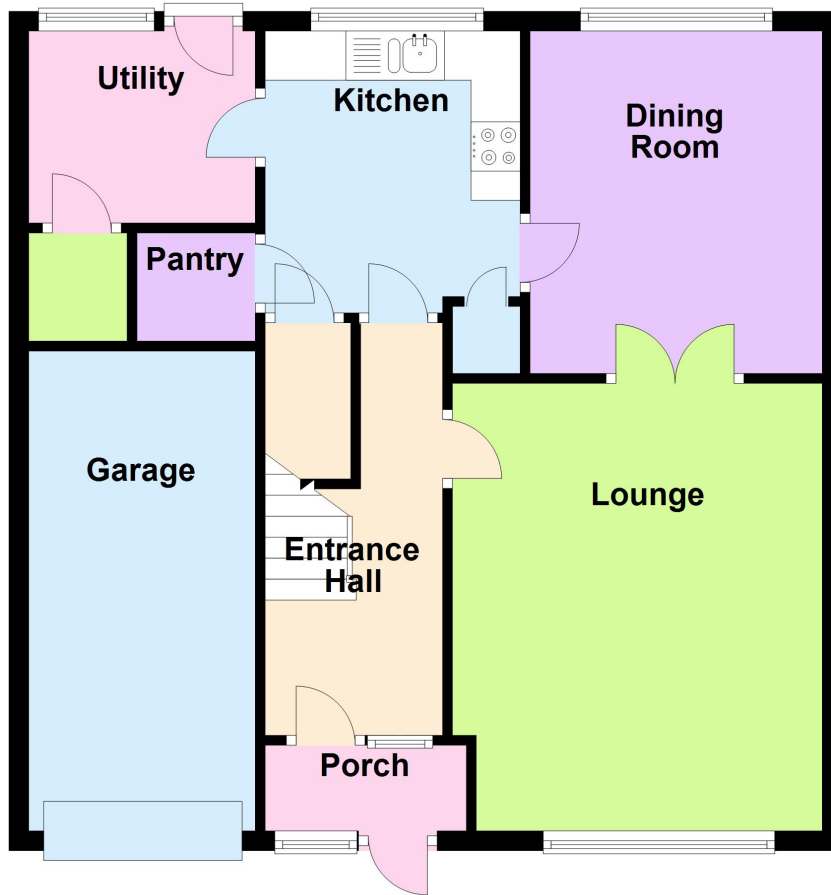
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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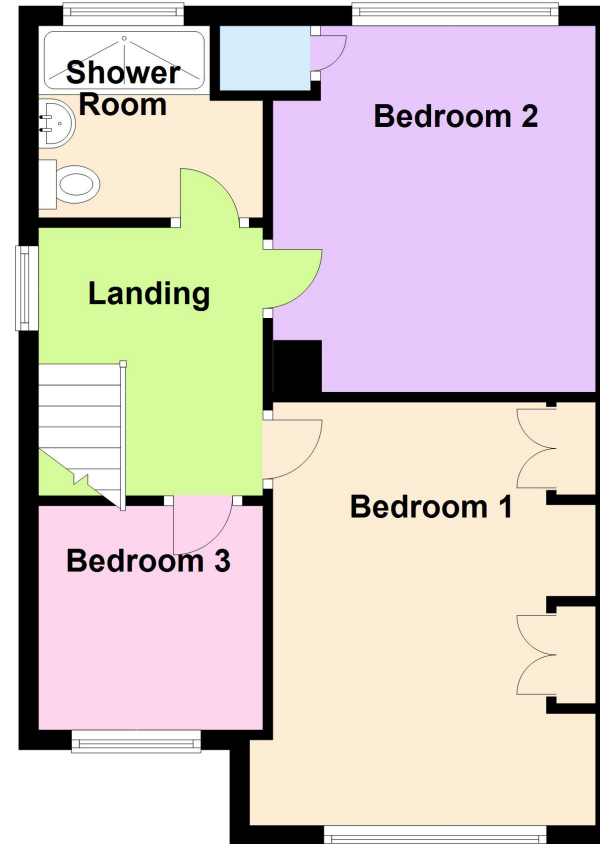
### Ground Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 109.6 sq. metres (1179.3 sq. feet)



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		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			