



£169,950

5 Almond Walk, Boston, Lincolnshire PE21 8HJ

SHARMAN BURGESS

**5 Almond Walk, Boston, Lincolnshire
PE21 8HJ
£169,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed side panels, staircase leading off, radiator, coved cornice, ceiling light point.

LOUNGE

14'5" (maximum into bay window) x 10'10" (maximum including chimney breast) (4.39m x 3.30m)
With feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted hearth.

An extremely well presented three bedroomed semi-detached property, having been well cared for and maintained by the current vendors. Accommodation comprises an entrance hall, lounge, kitchen diner, three bedrooms and a modern three piece shower room. Further benefits include a driveway providing ample off road parking, detached additional length garage, well presented gardens to the rear, gas central heating and uPVC double glazing. Internal inspection is highly recommended.



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KITCHEN DINER

14' 5" x 8' 9" (4.39m x 2.67m)

Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets and eye level corner display shelving, integrated oven and grill, four ring electric hob with fume extractor above, integrated fridge, plumbing for washing machine, radiator, coved cornice, ceiling mounted strip light, window to rear aspect, obscure glazed rear entrance door. Walk-in Pantry with wall mounted shelving and ceiling light point within and obscure glazed window to the rear. Under stairs storage cupboard with wall mounted coat hooks, ceiling light point, electric fuse box and gas meter within.

FIRST FLOOR LANDING

With window to side aspect, coved cornice, access to roof space, ceiling light point.

BEDROOM ONE

10' 9" x 8' 9" (measurement taken to built-in wardrobes) (3.28m x 2.67m)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within and sliding doors to the front, two of which are mirrored.

BEDROOM TWO

11' 0" (maximum) x 10' 9" (maximum into recess and including chimney breast) (3.35m x 3.28m)

With window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

6' 7" x 6' 1" (2.01m x 1.85m)

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

FAMILY SHOWER ROOM

Being fitted with a modern three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower area with wall mounted shower and hand held shower attachment and a fitted shower screen, heated towel rail, obscure glazed window to rear aspect, ceiling light point, built-in boiler cupboard housing the Buderus gas combination central heating boiler and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a paved driveway which provides off road parking and extends to the left hand side of the property and provides vehicular access to the garage. The front garden is relatively low maintenance with a continuation of the paving, plant and shrub border and low level wall to the front boundary.

GARAGE/WORKSHOP

9' 3" x 26' 7" (maximum) (2.82m x 8.10m)

With up and over door, served by power and lighting, two windows to side aspect, personnel door leading to the rear garden.

REAR GARDEN

The rear garden initially comprises a paved patio seating area with raised flower and shrub borders, leading to a further section with raised bed providing space for additional plants and shrubs. There is a separate paved section towards the rear of the garden leading to a:-

WORKSHOP/STORE

17' 8" x 8' 5" (5.38m x 2.57m)

The garden is enclosed to the majority by a mixture of wall and fencing and is served by outside tap and lighting.

SERVICES

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

AGENT'S NOTE

In accordance with Section 21 of The Estate Agents Act 1979 prospective purchasers are advised that the Vendors are a relative of an employee of Sharman Burgess.

REFERENCE

12072024/27950982/WES



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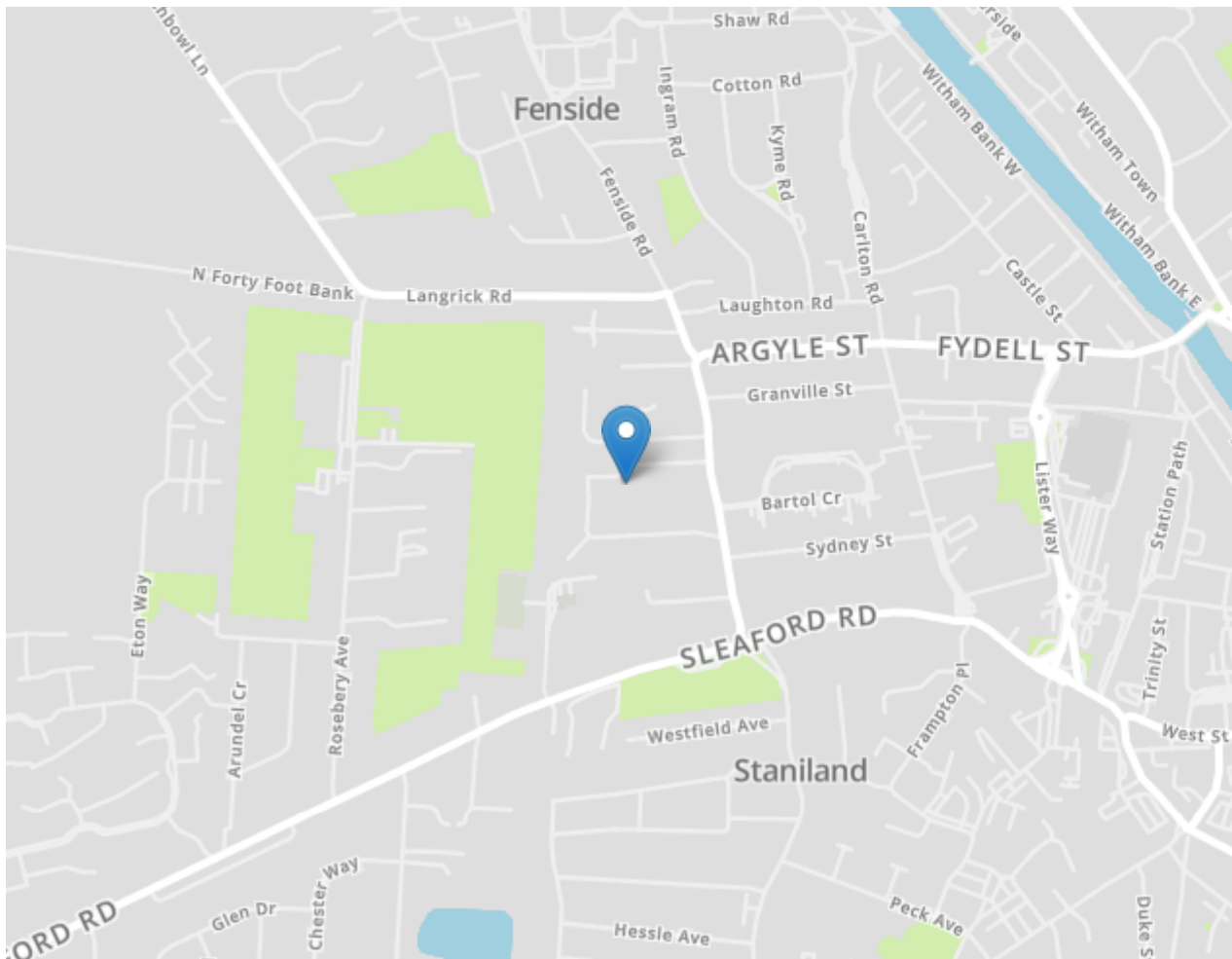
AGENT'S NOTES

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.

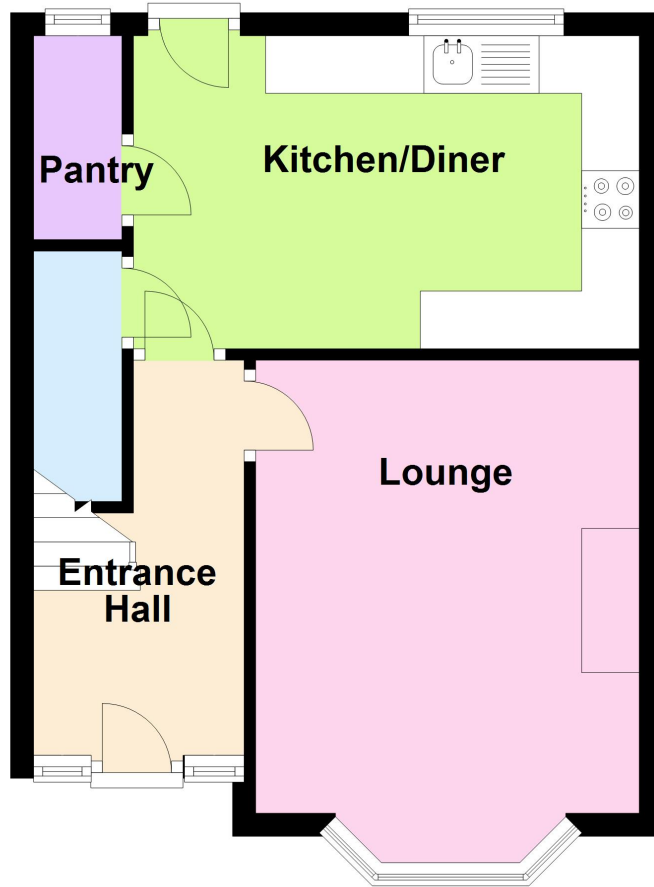
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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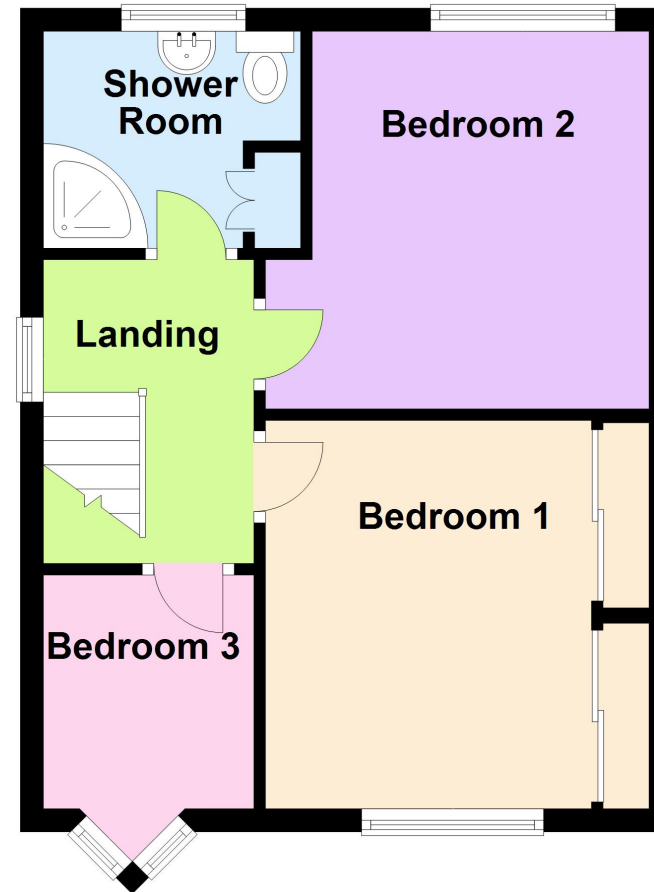
Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			