



£199,950

8 Linley Drive, Boston, Lincolnshire PE21 7EJ

SHARMAN BURGESS

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£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed entrance door, window to front aspect, radiator, telephone point, ceiling light point, staircase leading off, wall mounted doorbell chime.

LOUNGE

20' 9" (maximum) x 11' 9" (maximum) (6.32m x 3.58m)

Having two radiators, dual aspect windows, wall mounted central heating thermostat, two ceiling light points, fitted electric fireplace, TV aerial point, open plan through to: -

An excellent opportunity to purchase a good sized three bedroomed detached house with fantastic garden to the rear, situated in a sought after residential location and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge diner, kitchen, ground floor cloakroom, store/pantry, three generous sized bedrooms to the first floor and a bathroom with separate WC. The property is in need of some modernisation and improvement but offers great scope and potential. Further benefits include gas central heating, uPVC double glazed windows (excluding store/pantry), driveway and garage.



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DINING AREA

7' 5" x 7' 9" (2.26m x 2.36m)

Having window to rear aspect, radiator, ceiling light point, door through to: -

KITCHEN

10' 9" (maximum) x 13' 1" (maximum) (3.28m x 3.99m)

Having counter tops, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units and eye level display shelving, plumbing for washing machine, space for standard height fridge and standard height freezer, wall mounted slimline Ideal Mexico gas central heating boiler with digital timer above, ceiling light point, window to side aspect, wall mounted Xpelair extractor fan.

REAR ENTRANCE LOBBY

With obscure glazed side entrance door, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

With push button WC, ceiling light point, obscure glazed window to rear aspect.

STORE/PANTRY

With bi-fold door from rear entrance lobby.

FIRST FLOOR LANDING

With window to front aspect, radiator, two ceiling light points, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within.



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BEDROOM ONE

11' 9" (maximum) x 9' 9" (maximum) (3.58m x 2.97m)

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

BEDROOM TWO

11' 9" x 10' 7" (3.58m x 3.23m)

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

BEDROOM THREE

10' 10" (maximum) x 9' 1" (maximum taken to wardrobe) (3.30m x 2.77m)

With window to rear aspect, radiator, ceiling mounted strip light.

BATHROOM

7' 1" x 7' 4" (2.16m x 2.24m)

Being fitted with a two piece suite comprising pedestal wash hand basin and panelled bath, radiator, ceiling light point, window to side aspect.

SEPARATE WC

With push button WC, obscure glazed window, ceiling light point.

EXTERIOR

To the front, the property is accessed via wrought iron double gates leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. There is a lawned front garden with flower and shrub borders and a low level wall to the front boundary.

GARAGE

16' 2" x 8' 0" (4.93m x 2.44m)

Having up and over door, additional double doors to the rear, served by power and lighting.

REAR GARDEN

An undoubted feature of the property is its well maintained rear garden comprising paved seating areas, sections of shaped lawns with beds and borders housing a variety of flowering plants and shrubs. The garden benefits from a timber summerhouse and two ponds with aquatic plants to the rear. The garden is fully enclosed by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

22072024/27959257/DRU



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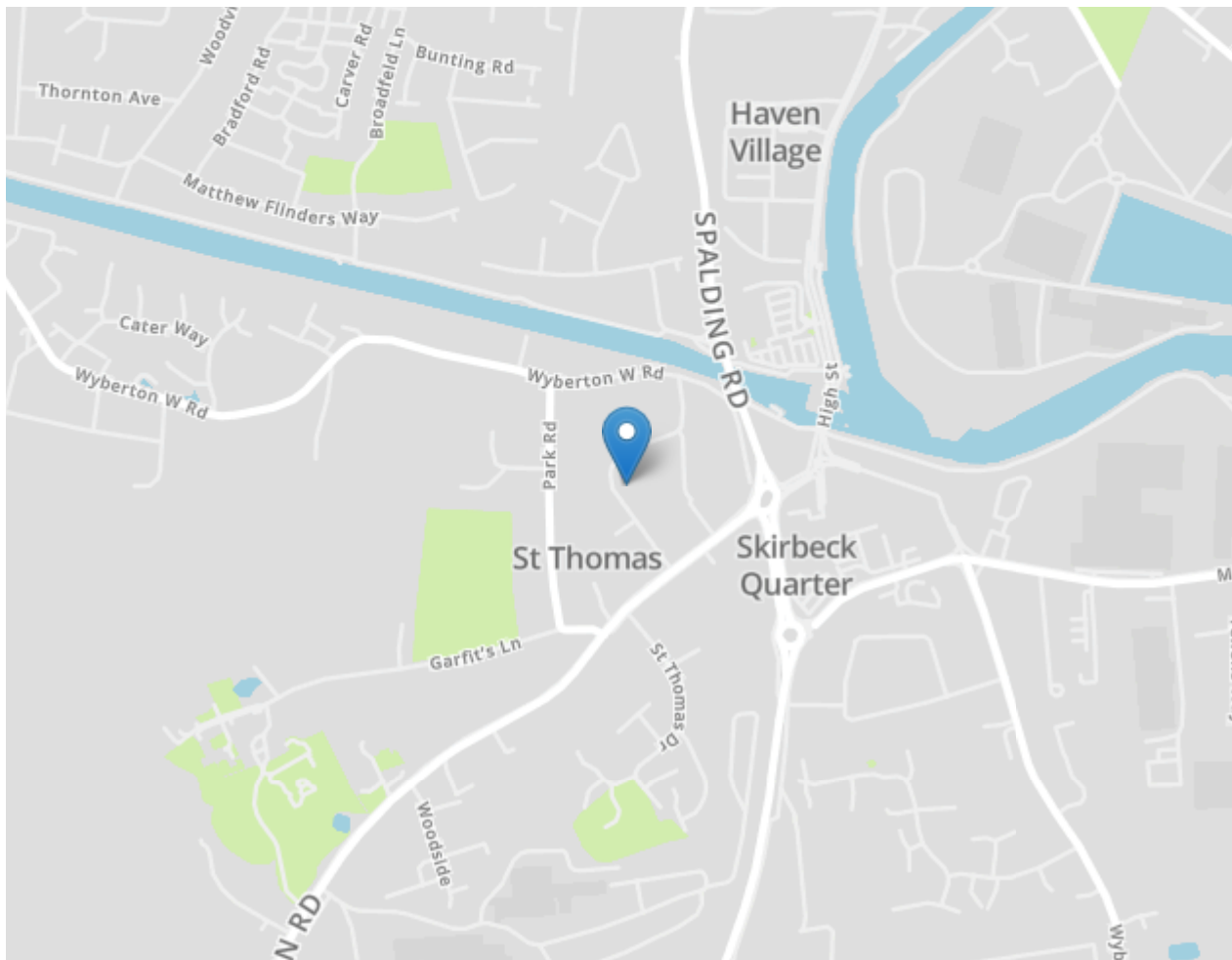
AGENT'S NOTES

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.

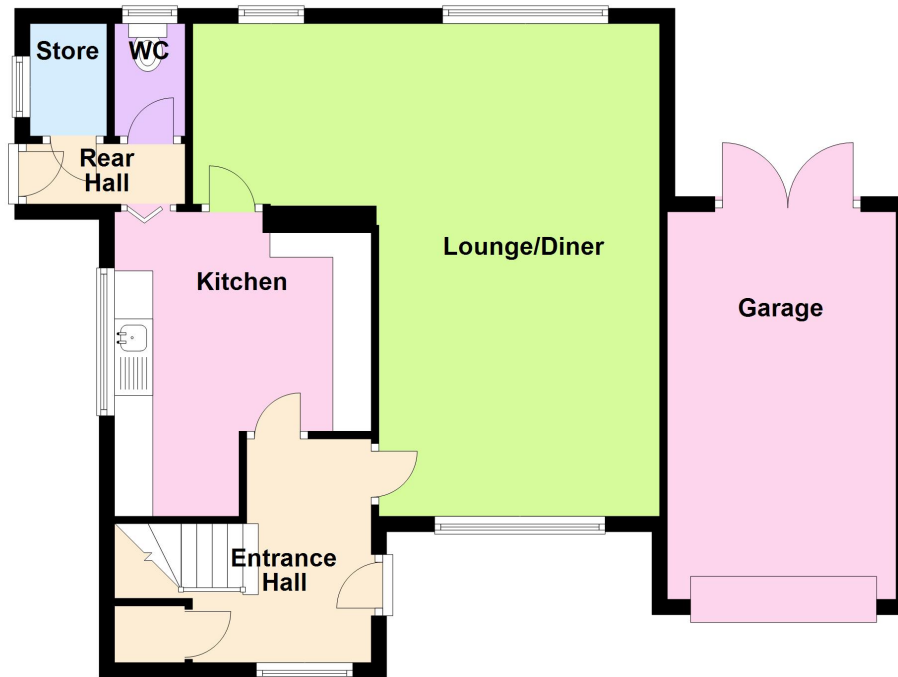
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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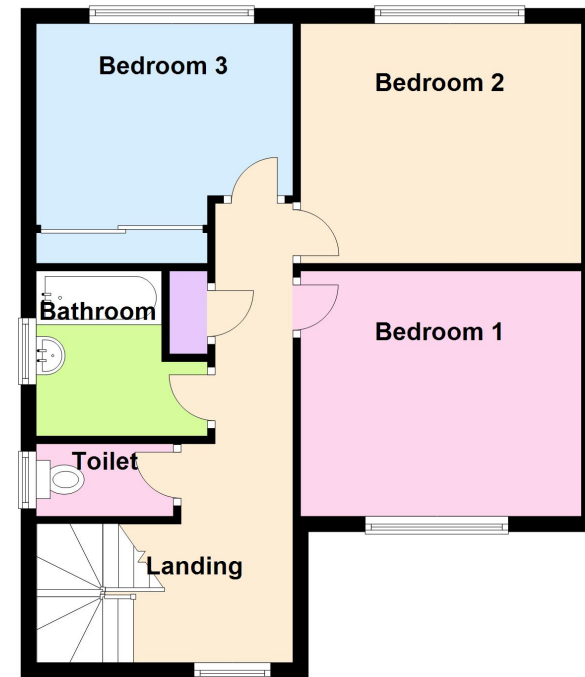
Ground Floor

Approx. 70.2 sq. metres (755.8 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



Total area: approx. 122.6 sq. metres (1319.1 sq. feet)

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