



£169,950

The Cottage, Tattershall Road, Boston, Lincolnshire PE21 9LR

SHARMAN BURGESS

**The Cottage, Tattershall Road, Boston,
Lincolnshire PE21 9LR
£169,950 Freehold**

A detached cottage situated within close proximity of Witham Way Country Park and having accommodation comprising an entrance hall, kitchen, rear entrance/utility, ground floor bathroom, lounge diner, office/dressing room and three bedrooms arranged over two floors. Further benefits include a driveway providing off road parking, gas central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, tiled floor, access to loft, ceiling light point.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, bath with wall mounted mains fed shower above, tiled floor, radiator, obscure glazed window to side elevation, ceiling light point, extractor fan.



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KITCHEN

11' 4" (maximum) x 6' 11" (maximum) (3.45m x 2.11m)
Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, concealed Worcester gas central heating boiler, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, window to side elevation, tiled floor, radiator, ceiling light point, space for twin height fridge freezer.

REAR ENTRANCE LOBBY/UTILITY

10' 10" x 5' 0" (3.30m x 1.52m)
Of brick and uPVC construction. Having counter top, plumbing for automatic washing machine, plumbing for dishwasher, space for condensing tumble dryer, tiled floor, dual aspect windows, door leading to the garden.

LOUNGE DINER

19' 8" x 10' 10" (measurement taken at the widest point and including staircase) (5.99m x 3.30m)
Having two windows to front elevation, two radiators, ceiling recessed lighting, TV aerial point, wall mounted digital central heating timer, staircase rising to first floor, door to: -

GROUND FLOOR BEDROOM THREE

14' 9" x 5' 1" (4.50m x 1.55m)
Having two windows to rear elevation, radiator, ceiling recessed lighting.



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DRESSING ROOM/OFFICE

10' 8" x 7' 1" (3.25m x 2.16m)

Having obscure glazed window to rear elevation, additional window to side elevation, ceiling light point, radiator.

FIRST FLOOR LANDING

With stairs rising from Lounge Diner.

BEDROOM ONE

11' 7" x 10' 11"(maximum with reduced head height) (3.53m x 3.33m)

Having window to front elevation, radiator, ceiling recessed lighting.

BEDROOM TWO

8' 4" (with reduced head height) x 8' 3" (2.54m x 2.51m)

Having window to front elevation, radiator, ceiling recessed lighting.

EXTERIOR

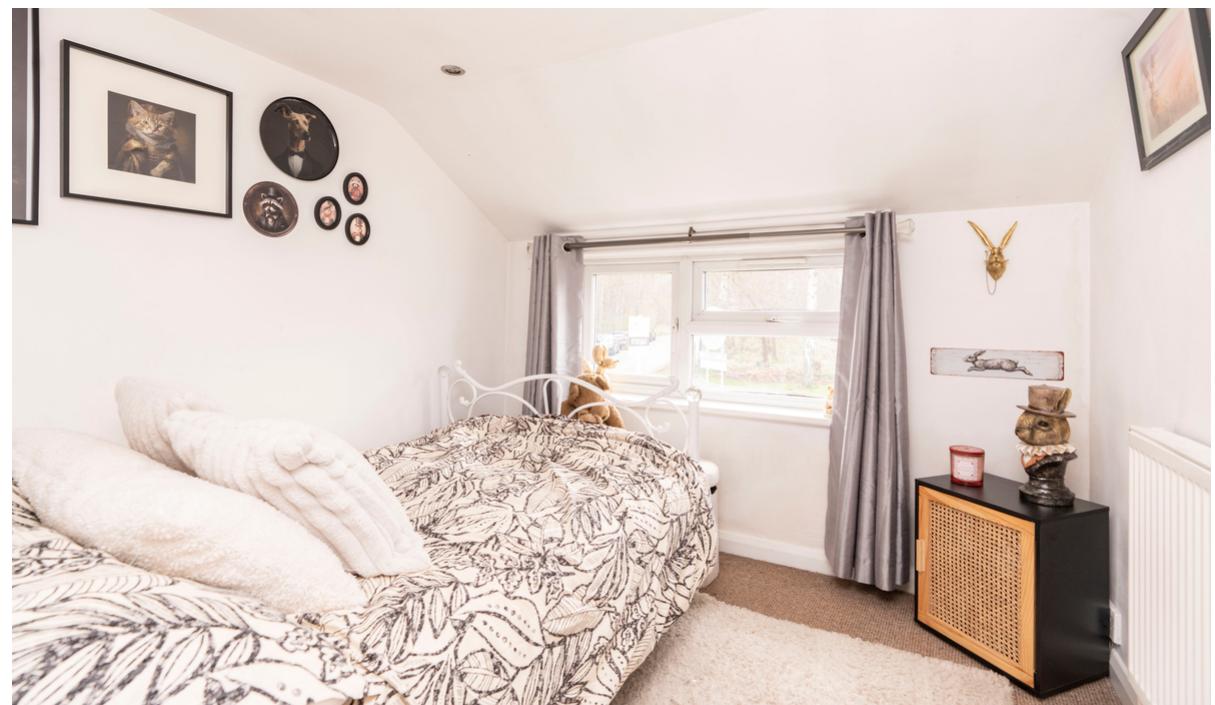
To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking. The property benefits from gardens to the side and rear which comprises a concrete pathway and lawned area. The garden is served by side gated access, a timber tool store and an outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13032025/27390979/BEL



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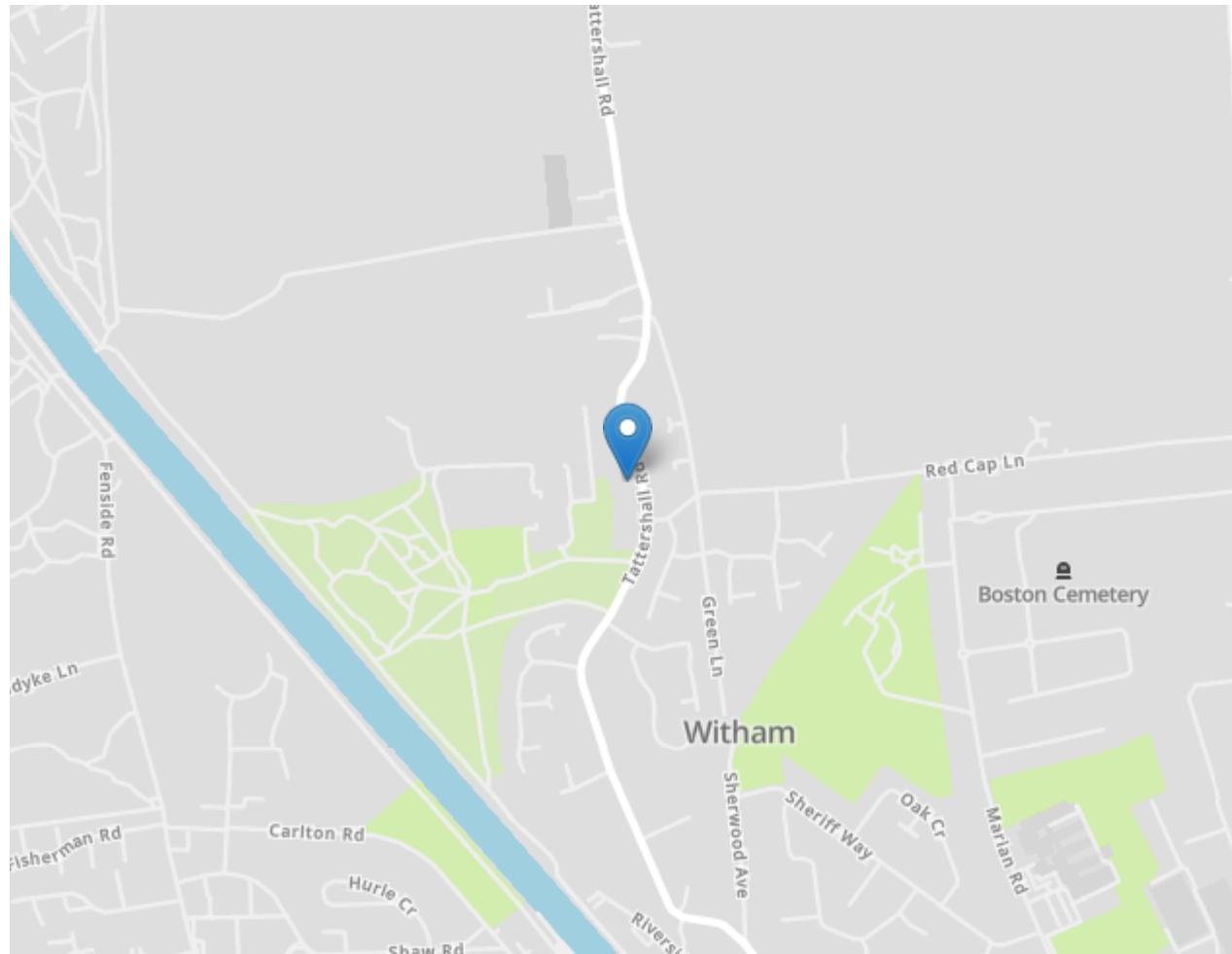
AGENT'S NOTES

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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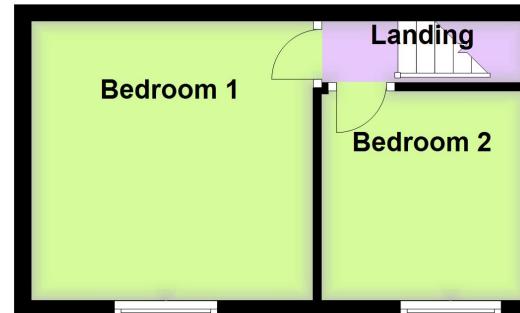
Ground Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		