



£237,500

48 Cherry Walk, Boston, Lincolnshire PE21 8AS

SHARMAN BURGESS

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PE21 8AS
£237,500 Freehold

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC double glazed front entrance door and having radiator, telephone point, staircase leading off with built-in storage cupboard beneath housing the Netaheat wall mounted gas central heating boiler.

LOUNGE DINER

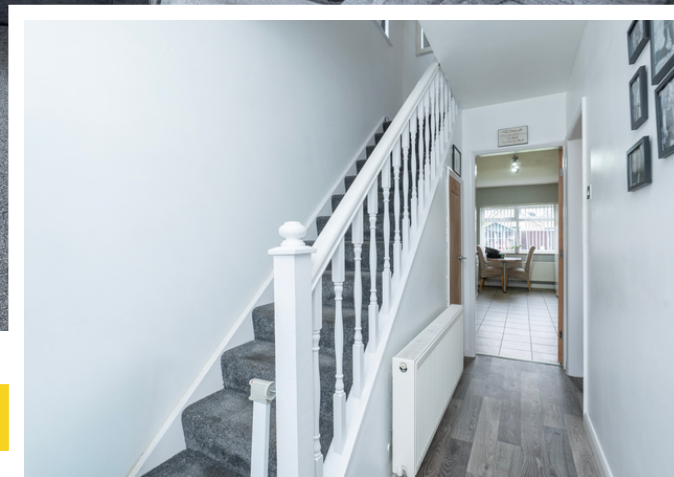
24' 0" x 11' 0" narrowing to 8' 0" in dining area) (7.32m x 3.35m narrowing to 2.44m in dining area)

Having radiator, TV aerial point, uPVC double glazed French doors leading to the rear garden.

Being sold for the very first time is this much loved three bedroomed detached family house, situated in a popular residential area to the west of Boston Town Centre, within easy reach of local amenities. Benefits include gas central heating, uPVC double glazed windows and doors, driveway with carport and good sized enclosed south facing rear garden.



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BREAKFAST KITCHEN

16' 8" x 8' 9" (5.08m x 2.67m)

Being fitted with a good range of units comprising work surfaces complimented by tiled splashbacks and having inset single drainer sink unit, base cupboards and drawers together with matching wall mounted cupboards with concealed work surface lighting beneath, tall storage unit, pull out larder unit and wine rack. Integrated Neff appliances comprise five burner gas hob with fume extractor hood above and double electric oven set in housing unit. Fitted peninsular breakfast table, plumbing for automatic washing machine, plumbing for dishwasher, space for both under counter and upright fridges/freezers, tiled floor, radiator, uPVC double glazed rear entrance door.

STAIRS & LANDING

With access to roof space.

BEDROOM ONE (REAR)

12' 4" x 11' 1" (3.76m x 3.38m)

Having radiator, TV aerial point.

BEDROOM TWO (FONT)

11' 4" x 11' 0" (3.45m x 3.35m)

Having radiator, TV aerial.

BEDROOM THREE (FRONT)

7' 5" x 6' 0" (2.26m x 1.83m)

Having radiator, TV aerial point.



**SHARMAN
BURGESS** Est 1996

BATHROOM

7' 1" x 5' 11" (2.16m x 1.80m)

Having fully tiled walls and being fitted with a white suite comprising panelled bath with Triton electric shower unit above complemented by a fitted shower screen, vanity unit incorporating hand basin, dual flush enclosed WC, vinyl floor covering, extractor fan, chrome heated towel rail, built-in airing cupboard housing the insulated hot water cylinder.

EXTERIOR

The property is approached over a rubberised driveway with carport, served by an electric vehicle charging point and outside tap.

The front garden is designed with low maintenance in mind.

A side gate provides access to a good sized, fully enclosed and south facing rear garden comprising lawn with low maintenance borders, raised decking and a covered paved patio area served by exterior lighting.

GARDEN SHED

With power connected.

TIMBER & FELT SUMMERHOUSE

With power connected.

OPEN COVERED GARDEN STORE

SERVICES

Mains water, electricity, gas and drainage are connected. The property is served by a gas central heating system and is fitted with uPVC double glazed windows and doors, together with PVC soffits and fascias.

ESTATE AGENTS ACT 1979

In accordance with Section 21, the Agents wish to point out that one of the Vendors of this property is a relative of an employee of Sharmam Burgess Limited.

REFERENCE

07102025/29595417/STA



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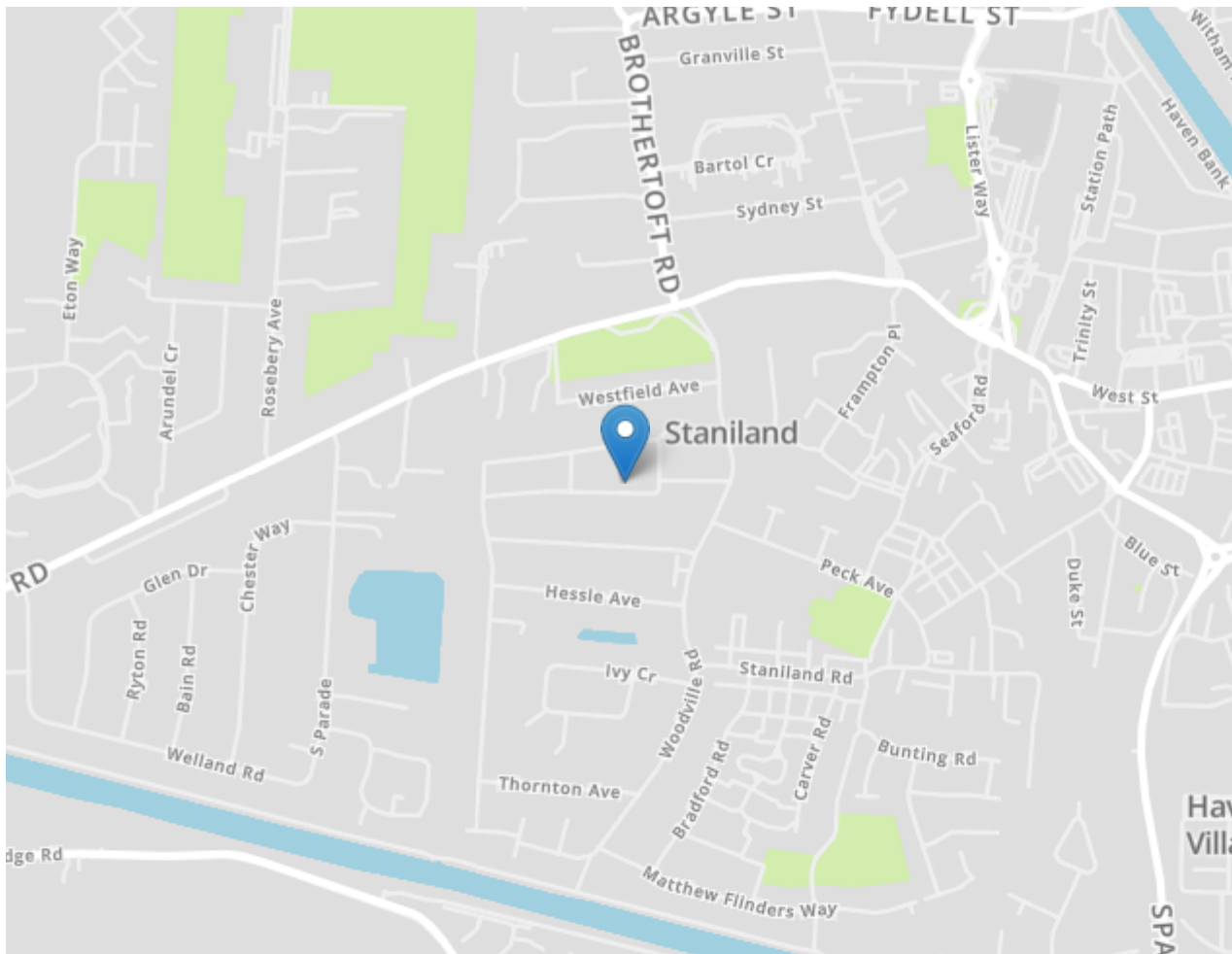
AGENT'S NOTES

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.

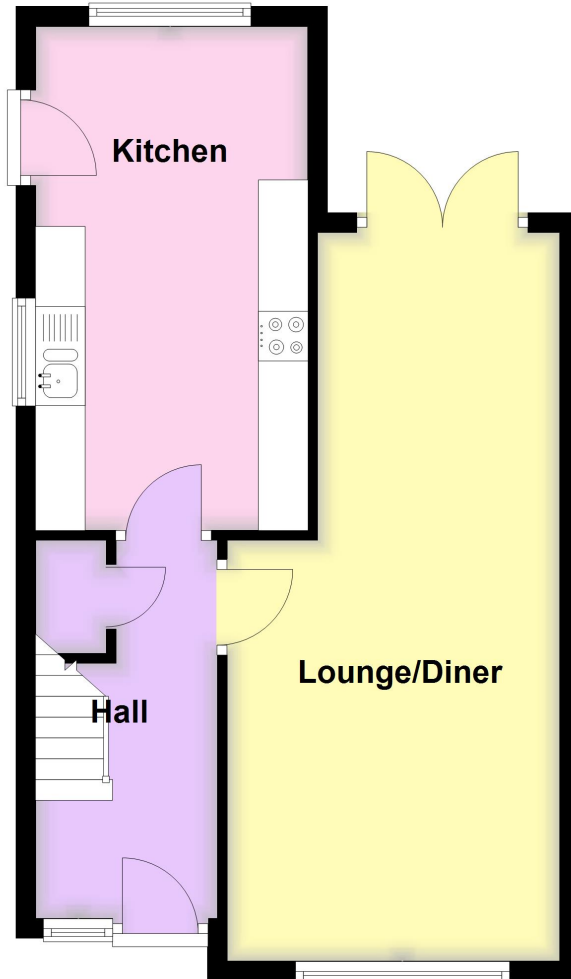
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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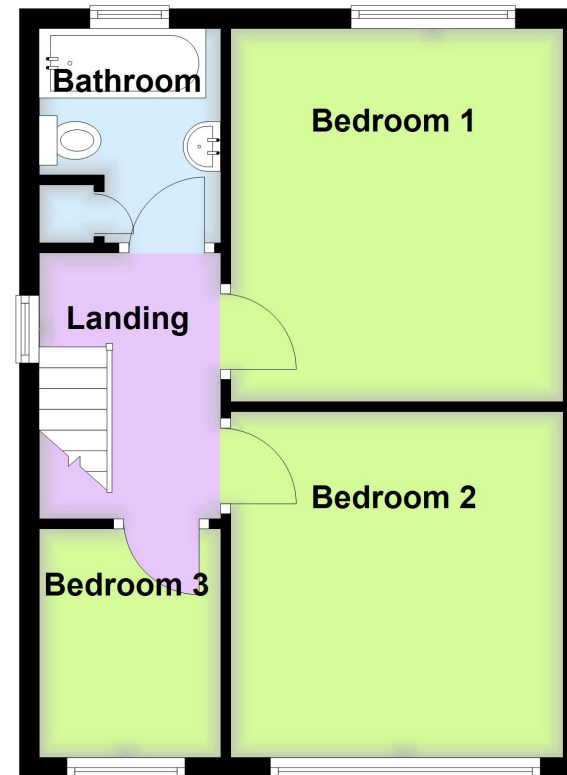
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

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