



£199,950

30 Tower Road, Boston, Lincolnshire PE21 9AD

SHARMAN BURGESS

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PE21 9AD
£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, decorative tiled floor, radiator, picture rail, covered cornice, staircase leading off, ceiling light point, wall mounted central heating thermostat.

LOUNGE

13'0" (maximum including chimney breast) x 14'0" (maximum into bay window) (3.96m x 4.27m)

With feature bay window to front elevation with fitted shutters, coved cornice, ceiling light point with ornamental ceiling rose, feature fireplace with granite hearth, stone surround and fitted log burner. Wall mounted display shelving to the left hand side of the fireplace, TV aerial point, radiator.

A large semi-detached period property with good sized garden extending to the rear providing prospective purchasers with a wonderful family home. Accommodation comprises an entrance hall, lounge with fitted log burner, dining room with log burner, kitchen, utility room, conservatory, three bedrooms to the first floor and a superb four piece bathroom suite. Further benefits include a driveway, uPVC double glazing and gas central heating. This property really **MUST BE VIEWED** to fully appreciate the accommodation on offer.



SHARMAN BURGESS



DINING ROOM

13' 0" (maximum including chimney breast) x 11' 10" (3.96m x 3.61m)
 Having dual aspect windows, coved cornice, ceiling light point with ornamental ceiling rose, radiator, feature fitted log burner with fitted hearth, tiled inset and display surround. Fitted cupboards to either side of the chimney breast, with one housing the electric meter.

KITCHEN

14' 0" x 8' 0" (4.27m x 2.44m)
 Having granite work surfaces with inset one and half bowl stainless steel sink and drainer, extensive range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated dishwasher, Rangemaster oven (to be included in the sale) with double oven, grill, warming tray and six ring gas hob, Rangemaster fume extractor above, concealed Worcester gas central heating boiler, window to side elevation, side entrance door, coved cornice, ceiling recessed lighting, under stairs storage cupboard.

UTILITY ROOM

6' 7" x 4' 5" (2.01m x 1.35m)
 Having granite work surface, plumbing for automatic washing machine, space for standard height fridge or freezer, additional space for twin height fridge freezer, window to side elevation, ceiling light point. Door to: -

CONSERVATORY

11' 5" x 9' 8" (3.48m x 2.95m)
 Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, wall mounted lighting and French doors leading to the garden.

FIRST FLOOR LANDING

Having picture rail, coved cornice, ceiling light point, built-in storage cupboard having access to loft space within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

10' 0" (maximum including chimney breast) x 12' 0" (3.05m x 3.66m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rails and shelving within.

BEDROOM TWO

10' 0" (maximum including chimney breast) x 11' 10" (3.05m x 3.61m)

Having window to rear elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose.

BEDROOM THREE

11' 9" (maximum) x 6' 2" (maximum) (3.58m x 1.88m)

Having window to front elevation, picture rail, coved cornice, ceiling recessed lighting and radiator.

BATHROOM

13' 10" x 7' 6" (maximum with reduced head height) (4.22m x 2.29m)

A large family bathroom with oversized bath, WC with concealed cistern, wall mounted sink with storage beneath and mixer tap, shower area with wall mounted mains fed shower and further ceiling mounted shower head within, Karndean flooring, heated towel rail, fully tiled walls, ceiling recessed lighting, extractor fan, electric shaver point, keylite roof window and additional obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a tarmac driveway which provides off road parking. Gated access to: -

REAR GARDEN

Being initially laid to a paved patio seating area, served by outside tap and lighting. A low level fence and gate lead to the remainder of the garden which has a paved pathway flanked by lawn on either side leading to a further section of garden with raised plant and shrub borders and an additional large paved patio seating area providing excellent entertaining space. The garden also comprises a section of decking and houses a corrugated metal garden store and: -

LARGE TIMBER SUMMERHOUSE

With double doors and uPVC windows to front and side elevations, served by power, water, lighting and air conditioning.

The garden is enclosed to the majority by a mixture of fencing and hedging and is served by outside power point.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

09032026/30086427/BAN



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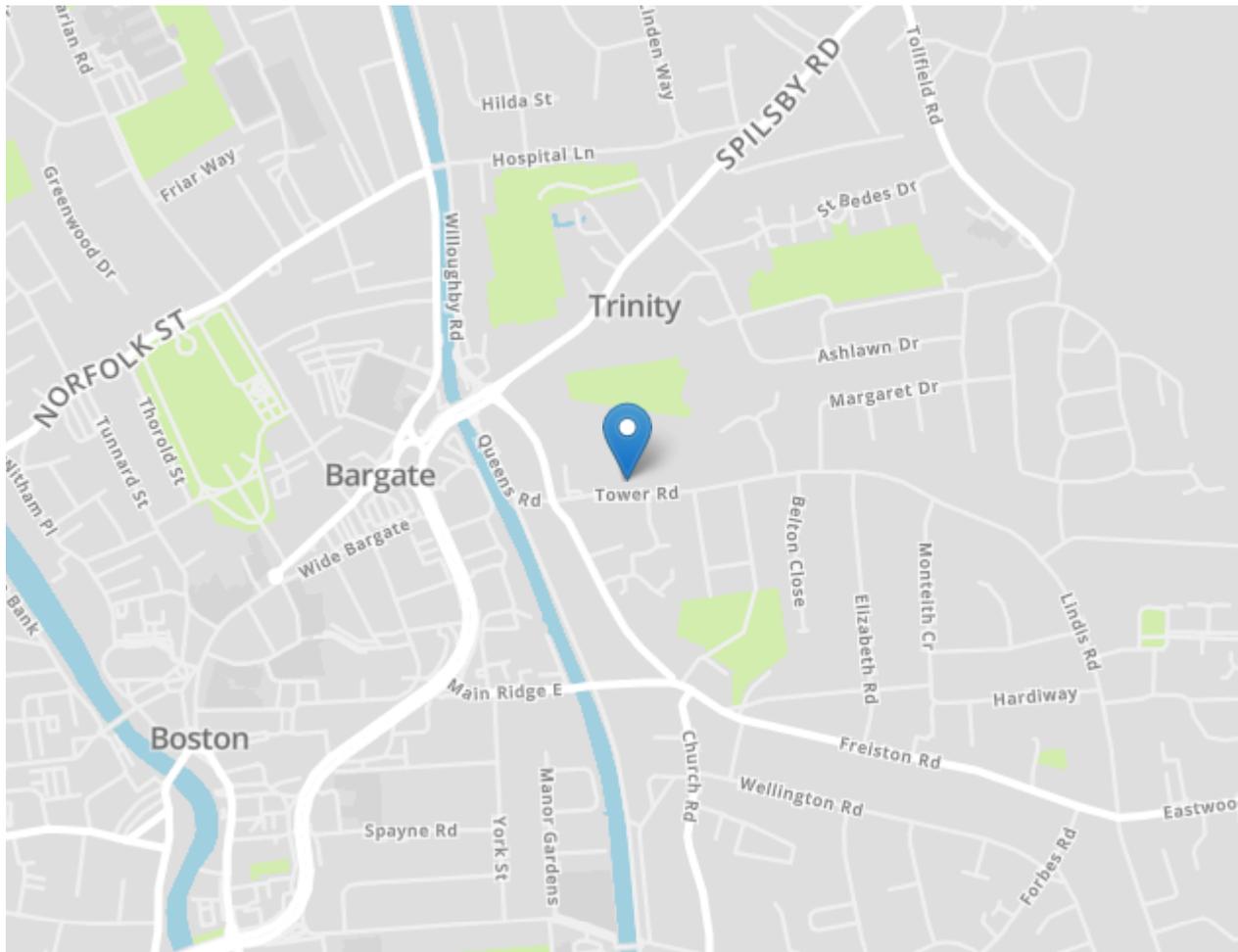
AGENT'S NOTES

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.

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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.



SHARMAN BURGESS

Ground Floor
Approx. 61.4 sq. metres (661.1 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 108.9 sq. metres (1172.4 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	