



£139,950

62 Smalley Road, Fishtoft, Boston, Lincolnshire PE21 0NJ

SHARMAN BURGESS

**62 Smalley Road, Fishtoft, Boston,
Lincolnshire PE21 0NJ
£139,950 Freehold**

ACCOMMODATION

ENTRANCE ENTRANCE

Having partially obscure glazed entrance door, radiator, ceiling light point, staircase leading off.

LOUNGE

12' 7" (maximum including under stairs recess) x 15' 6"
(maximum into bay window) (3.84m x 4.72m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, wall mounted digital central heating timer, wall mounted electric fuse box.

A semi detached property situated on a larger than average plot and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge with bay window, kitchen diner, two bedrooms to the first floor and a family bathroom. Further benefits include gas central heating, uPVC double glazing (excluding front entrance door), garden to the rear and additional gated parking space to the right hand side of the property.



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KITCHEN DINER

12' 7" x 9' 4" (3.84m x 2.84m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, integrated oven and grill, four ring gas hob with fume extractor above, wall mounted Ariston gas combination central heating boiler, tiled floor, radiator, ceiling light point, window to rear elevation, rear entrance door leading to the rear garden.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

BEDROOM ONE

12' 8" x 8' 3" (3.86m x 2.51m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

9' 5" x 9' 7" (2.87m x 2.92m)

Having window to front elevation, radiator, ceiling light point, built-in over stairs storage cupboard with slatted linen shelving within.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with wall mounted electric shower above, tiled splashbacks, extractor fan, ceiling light point, obscure glazed window to the side elevation, wood effect laminate flooring, radiator.



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EXTERIOR

To the front of the property is a section of tarmac driveway which provides off road parking and an additional gravelled section to the immediate front of the property provides an additional parking space. A set of large double gates to the side of the property lead to an additional section providing further parking space if required comprising a concrete hardstanding area which previously sited a garage/workshop and could be used again for this purpose (s.t.p.p).

REAR GARDEN

Comprising a paved patio seating area and sections of lawn. The garden is fully enclosed by fencing and is served by an outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

23012026/29807088/GIL



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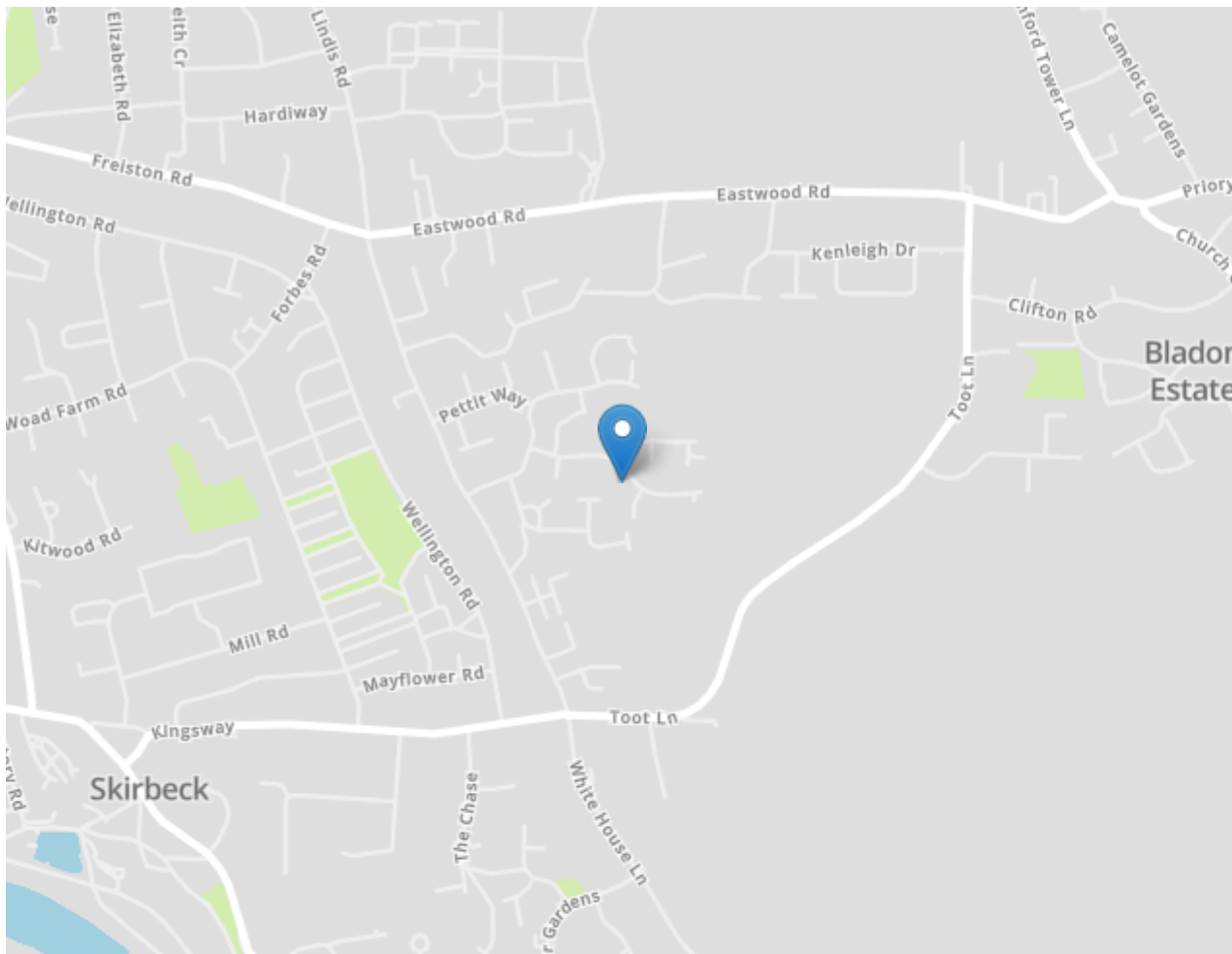
AGENT'S NOTES

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.

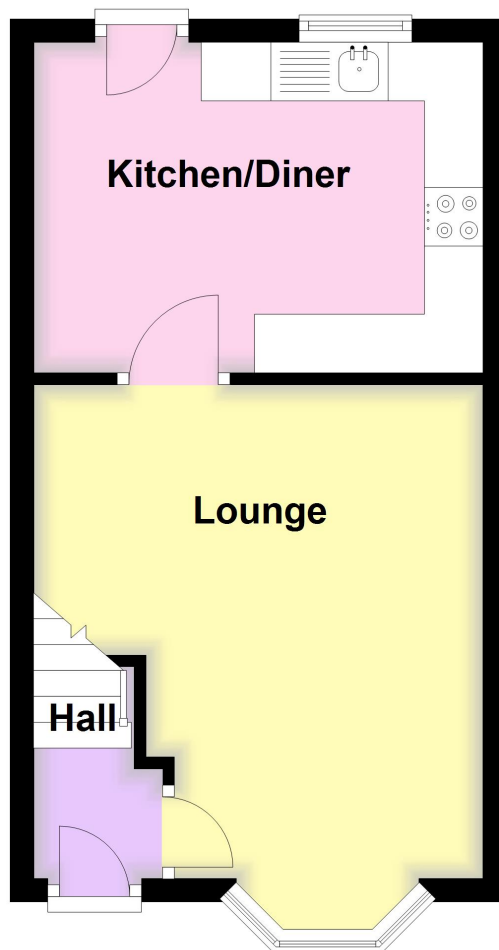
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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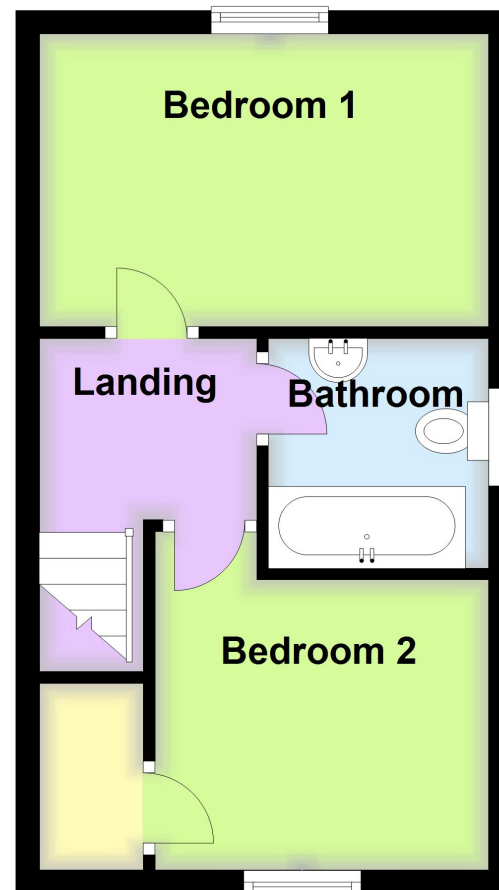
Ground Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.8 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		77
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	