



SHARMAN
BURGESS Est. 1996
For Sale
01205 361161

£215,000

65 Robin Hoods Walk, Boston, Lincolnshire PE21 9EX

SHARMAN BURGESS

**65 Robin Hoods Walk, Boston, Lincolnshire
PE21 9EX
£215,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to side, staircase leading off, tiled floor, radiator, ceiling light point, under stairs storage cupboard, built-in cloak cupboard with coat hooks within.

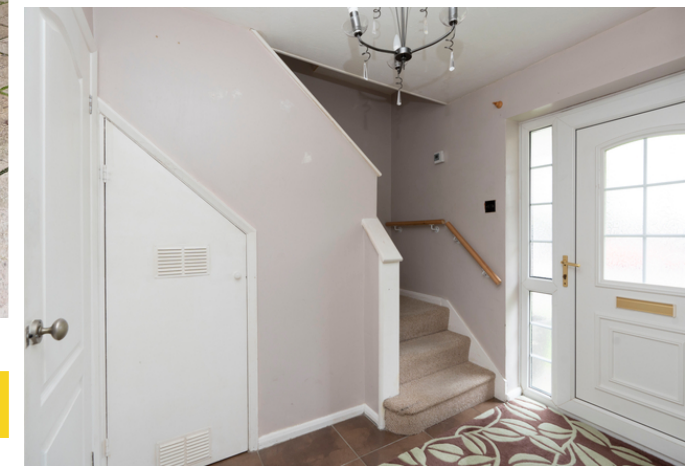
GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, corner wash hand basin with mixer tap, tiled floor, fully tiled walls, obscure glazed window, ceiling recessed lighting.

An extended, detached property with detached potential annexe/office with its own fitted kitchenette and wet room. Accommodation comprises an entrance hall, lounge, dining room, kitchen, ground floor cloakroom, three bedrooms to the first floor and a bathroom. The annexe/office building is open plan with seating area, kitchen area and wet room. Further benefits include gas central heating, block paved driveway, uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS





LOUNGE

20' 1" (maximum) x 11' 2" (maximum) (6.12m x 3.40m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point, fireplace with fitted surround and hearth. Open plan through to: -

DINING AREA

11' 5" x 7' 5" (3.48m x 2.26m)

Having French doors leading to the rear garden, radiator, tiled floor, coved cornice, ceiling light point.

KITCHEN

18' 1" (maximum) x 8' 3" (5.51m x 2.51m)

Having roll edge work surfaces with matching upstands, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, integrated dishwasher, low level kickboard heater, integrated waist height double oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, tiled floor, coved cornice, ceiling recessed lighting, part polycarbonate roof with additional ceiling light point incorporating fan, French doors leading to the rear garden, space for American style fridge freezer.

FIRST FLOOR LANDING

Having window to side elevation, access to roof space, ceiling light point, built-in boiler cupboard housing the gas central heating boiler within.

BEDROOM ONE

13' 1" (maximum into entrance area) x 10' 2" (3.99m x 3.10m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

13' 2" (maximum into entrance area) x 8' 10" (4.01m x 2.69m)

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



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BEDROOM THREE

7' 11" x 5' 10" (2.41m x 1.78m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with mixer tap, wall mounted mains fed shower with hand held shower attachment and fitted shower screen, fully tiled walls, obscure glazed window to rear elevation, coved cornice, ceiling light point, extractor fan.

EXTERIOR

The property is situated on a prominent corner plot with lawned front gardens and access to the front entrance door. Vehicular access is to the rear of the property and comprises a block paved driveway which provides parking space. Gated access leads to the side and rear gardens. The side garden is laid to lawn with beds and borders housing plants, shrubs and trees. The side garden also houses a workshop and a storage shed which are to be included within the sale. The rear garden is predominantly laid to paved patio providing outside entertaining space and is served by outside lighting. The rear garden is fully enclosed and houses the: -

POTENTIAL ANNEXE/DETACHED OFFICE

19' 9" x 7' 10" (6.02m x 2.39m)

Comprising: -

SEATING AREA AND KITCHENETTE

The seating area comprises a wall mounted electric heater, window to front elevation, ceiling recessed lighting, wall mounted TV point. The Kitchenette comprises a countertop with inset stainless steel sink and drainer with mixer tap, tiled splashback, base level storage units, drawer units, space for standard height fridge or freezer, window to side elevation, ceiling recessed lighting, extractor fan, concealed electric fuse box. Door to: -

WET ROOM

Having a three piece suite comprising shower area with wall mounted Bristan electric shower and floor mounted drainage, push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, obscure glazed window to side elevation, ceiling recessed lighting, extractor fan.

SERVICES

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

REFERENCE

21012025/28606043/1NG



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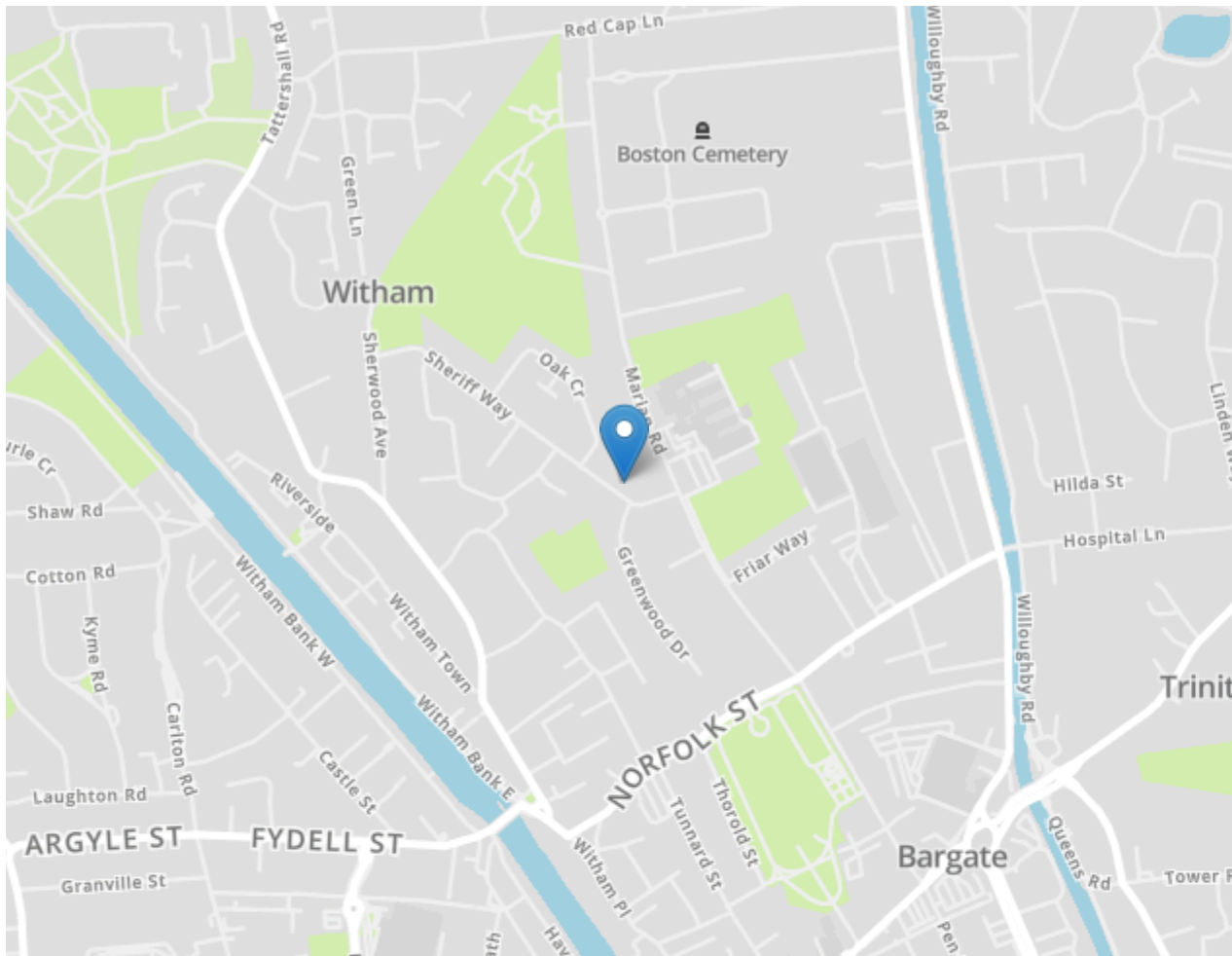
AGENT'S NOTES

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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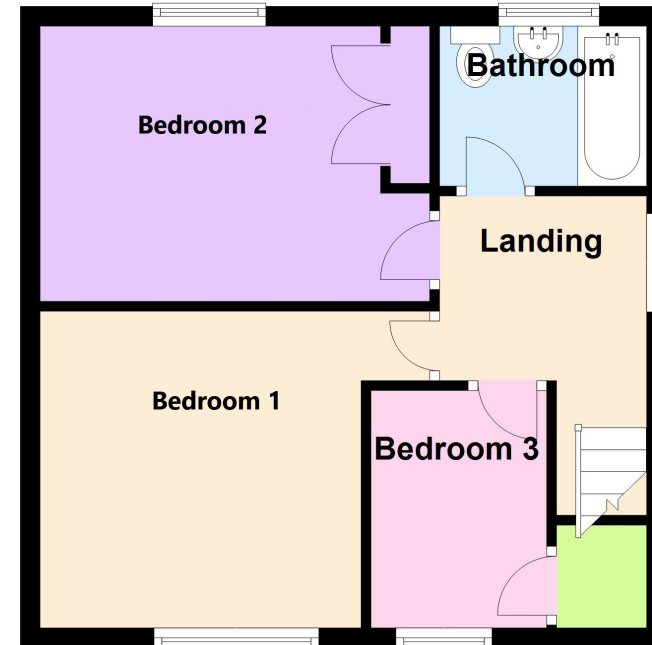
Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	