



£169,950

60 Woad Farm Road, Boston, Lincolnshire PE21 0EE

SHARMAN BURGESS

**60 Woad Farm Road, Boston, Lincolnshire
PE21 0EE
£169,950 Freehold**

A semi-detached property situated close to Boston Town Centre, schools and amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, rear entrance, ground floor shower room, sitting room/bedroom four, with three bedrooms and modern bathroom to the first floor. Further benefits include front and rear gardens and flexible living accommodation with annexe potential to the ground floor.

ACCOMMODATION

ENTRANCE HALL

Having uPVC front entrance door, staircase leading off, door to Dining Room, door to: -

LOUNGE

17' 11" x 10' 11" (5.46m x 3.33m)

Having double glazed window to front elevation radiator, double glazed patio doors to rear elevation, wood laminate flooring, gas fireplace with wooden mantle and granite inset and hearth, TV aerial point, coved cornice, decorative tiled walls, door through to: -



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KITCHEN

7' 6" x 16' 2" (2.29m x 4.93m)

Being fitted with modern kitchen comprising a range of wall and base level storage units, areas of work surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated electric hob with stainless steel extractor fan above, integrated oven and combination microwave, breakfast bar, wall mounted central heating boiler, partly tiled walls, dual aspect double glazed windows, integrated dishwasher, integrated fridge, integrated freezer, door to understairs storage cupboard, opening through to Dining Room, uPVC glazed rear entrance door.

DINING ROOM

9' 11" x 13' 0" (3.02m x 3.96m)

Having a double glazed window to front elevation, radiator, wood laminate flooring, coved cornice.

REAR ENTRANCE

Having a uPVC glazed door to both side elevations, wood designed tiled floor, ceiling recessed spotlights, double glazed window to side elevation, door to Sitting Room/Bedroom Four, door to:-

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, wash hand basin inset to vanity unit, shower cubicle with mains fed shower and multi jets within, space and plumbing for automatic washing machine, double glazed window to side elevation, ceiling recessed spotlights, extractor fan, fully tiled walls, tiled flooring.

SITTING ROOM/BEDROOM FOUR

11' 1" x 8' 8" (3.38m x 2.64m)

Having dual aspect double glazed windows, floor to ceiling window to side elevation, two radiators, wood laminate flooring, ceiling recessed spotlights.



**SHARMAN
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Est 1996

FIRST FLOOR LANDING

Having double glazed window to rear elevation, radiator, wood laminate flooring.

BEDROOM ONE

10'7" x 13'0" (3.23m x 3.96m)

Having double glazed window to front elevation, radiator, coved cornice, built-in over stairs storage cupboard, wood laminate flooring.

BEDROOM TWO

11'6" x 10'11" (3.51m x 3.33m)

Having double glazed window to front elevation, radiator, coved cornice, wood laminate flooring, two built-in over stairs storage cupboards with one having access to roof space.

BEDROOM THREE

6'11" x 9'11" (2.11m x 3.02m)

Having double glazed window to rear elevation, radiator, coved cornice, storage recess, wood laminate flooring.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric rainfall shower above and fitted shower screen, wash hand basin inset to vanity unit, low level push button WC, fully tiled walls, tiled flooring, ceiling recessed spotlights, wall mounted heated towel rail, double glazed window to rear elevation, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, a paved pathway leads to the front entrance door and also the side of the property. There are two areas of shaped lawn and the garden is fully enclosed by low level fencing and hedging. Gated access leads to the:-

REAR GARDEN

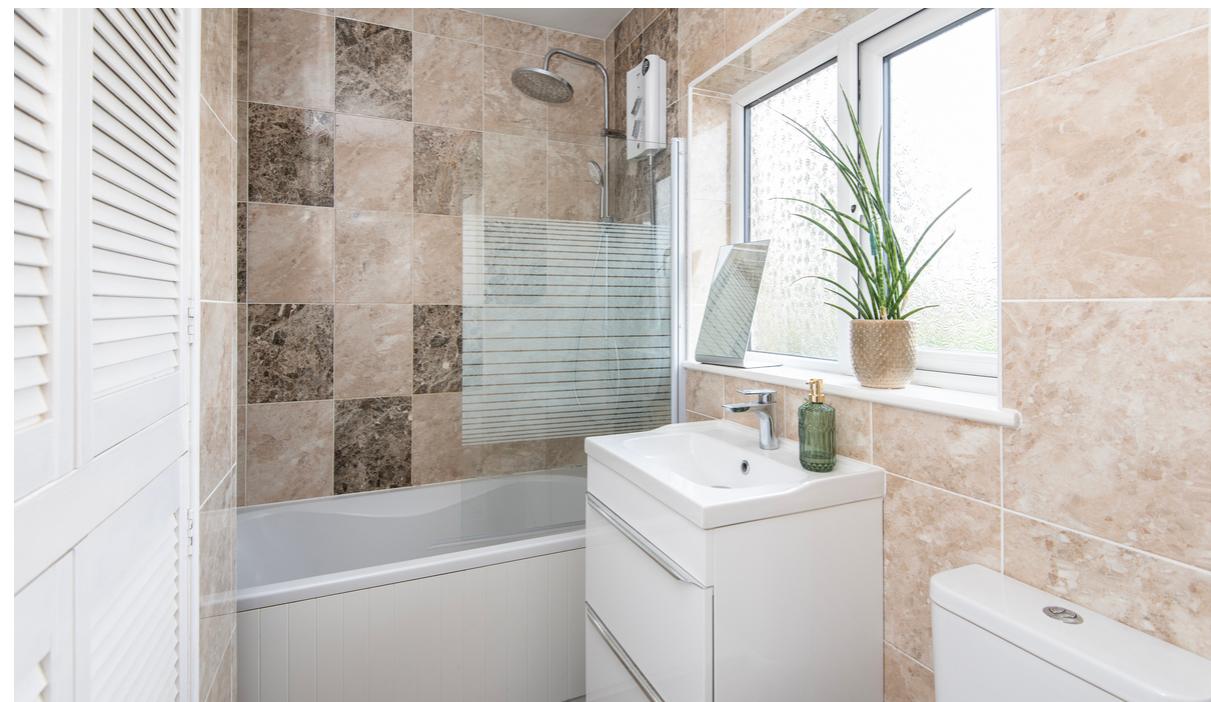
A good sized garden being predominantly laid to a mixture of lawn, gravel and hardstanding, fully enclosed by timber fencing and overlooking the bowling green to the rear. The garden houses a timber shed and greenhouse as well as variety of young shrubs and trees.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13012026/29856589/MIC



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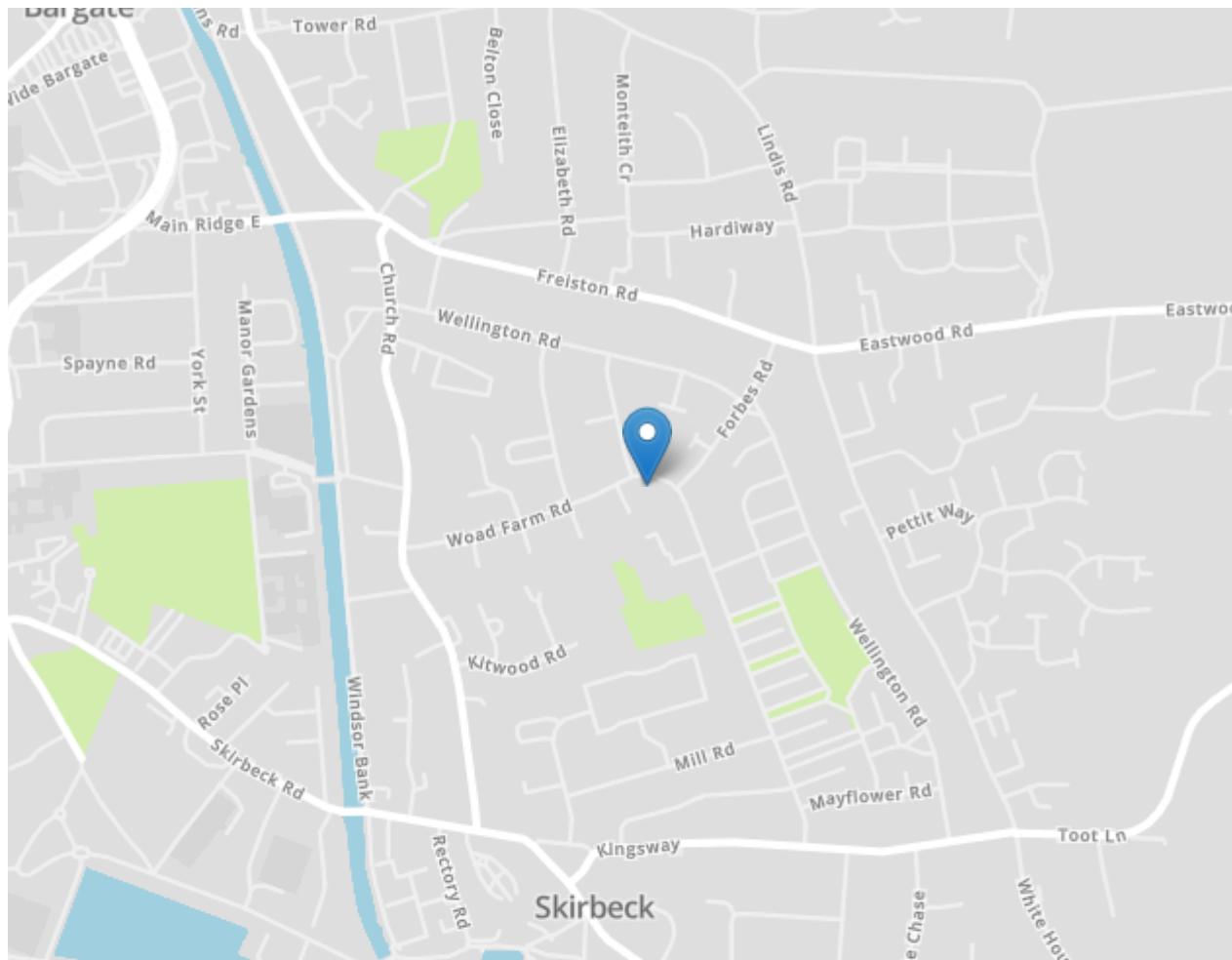
AGENT'S NOTES

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.

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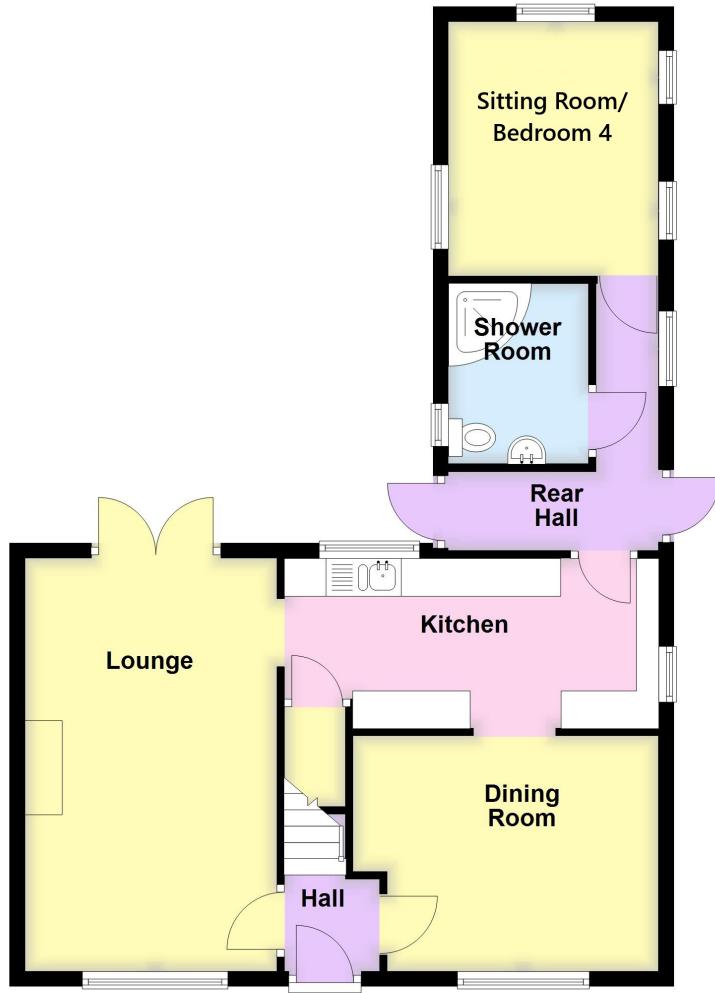
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 112.1 sq. metres (1206.6 sq. feet)

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OnTheMarket.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		