



Offers in Excess of £325,000

112, The Limes Horncastle Road, Boston, Lincolnshire PE21 9HX

SHARMAN BURGESS

**112, The Limes Horncastle Road, Boston,
Lincolnshire PE21 9HX
Offers in Excess of £325,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator with fitted cover, coved cornice, ceiling light point.

A fantastic opportunity to purchase a large detached Edwardian family home, built circa 1905, in one of Boston's most sought after addresses. The property itself is in need of some modernisation and updating yet offers huge scope and potential. Accommodation comprises a sizeable entrance hall, large lounge, dining room, breakfast room, ground floor cloakroom, kitchen, utility, generous first floor landing, three double bedrooms and a four piece family bathroom. Further benefits include a detached brick and tile double garage/workshop, established front and rear gardens, with the rear enjoying a pleasant approximate westerly facing aspect. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS

LOUNGE

25' 10" (maximum including archway) x 12' 4" (maximum including chimney breast) (7.87m x 3.76m)

Having feature bay window to front elevation, French doors leading to the rear garden, radiator, coved cornice, two ceiling light points, electric fireplace with fitted inset and hearth and display surround, obscure glazed blockwork to the side elevation allowing additional light into the room, built-in storage cupboards to right hand side of chimney breast, additional low level storage cabinets.

DINING ROOM

12' 8" (maximum including chimney breast) x 14' 3" (maximum into bay window) (3.86m x 4.34m)

Having feature bay window to front elevation, radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, additional wall light points, ornamental fireplace, serving hatch through to: -

BREAKFAST ROOM

10' 8" (maximum) x 9' 9" (maximum) (3.25m x 2.97m)

Having radiator, coved cornice, ceiling light point, window to rear elevation, obscure glazed window with decorative coloured glass and leaded light detailing, archway through to: -



**SHARMAN
BURGESS** Est 1996

KITCHEN

12' 4" (maximum) x 11' 0" (3.76m x 3.35m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, integrated oven and grill, four ring gas hob with fume extractor above, integrated fridge, section of work surface with radiator beneath providing breakfast bar, ceiling mounted lighting, decorative ceiling mounted beams, window to side aspect, partially glazed door with coloured glass and leaded light detailing leading to the garden.

UTILITY ROOM

9' 7" x 4' 3" (2.92m x 1.30m)

Having counter top, built-in storage units, window to front elevation, wall mounted coat hooks, ceiling light point, gas central heating boiler.

GROUND FLOOR CLOAKROOM

Having wash hand basin with mixer tap, tiled splashback and vanity unit beneath; water softener wall mounted coat hooks, ceiling light point, obscure glazed window to rear elevation, under stairs storage cupboard. Door to: -

W.C.

With obscure glazed window to rear elevation, WC, wall mounted lighting.

FIRST FLOOR LANDING

Having dual aspect windows, two ceiling light points.





BEDROOM ONE

12' 10" (maximum) x 11' 10" (maximum) (3.91m x 3.61m)
Having window to front elevation, two radiators, coved cornice, ceiling light point.

BEDROOM TWO

11' 9" (maximum) x 11' 2" (maximum) (3.58m x 3.40m)
Having window to front elevation, coved cornice, ceiling light point, built-in wardrobes to either side of the chimney breast, one of which houses a radiator within.

BEDROOM THREE

12' 5" (maximum) x 10' 8" (maximum) (3.78m x 3.25m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

10' 6" (maximum) x 9' 10" (maximum) (3.20m x 3.00m)
Being fitted with a four piece suite comprising bath, WC, shower cubicle with wall mounted mains fed shower within, wash hand basin with vanity unit, radiator, ceiling light point, access to roof space, partially obscure glazed window to rear elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property is approached over a tarmac driveway which provides ample off road parking and hardstanding as well as vehicular access to the detached double garage/workshop. The driveway is served by outside lighting. The front garden is predominantly laid to lawn, with well stocked flower and shrub borders. There is wrought iron fencing and hedging to the front boundary.

DETACHED DOUBLE GARAGE/WORKSHOP

22' 0" (maximum) x 17' 4" (maximum) (6.71m x 5.28m)

Of brick and tile construction. With remote controlled roller door, window to side elevation, personnel door leading to the driveway, served by power and lighting.

REAR GARDEN

The approximate westerly facing rear garden initially comprises a blockwork seating area leading to the remainder of the garden which is predominantly laid to lawn, with mature plants, shrubs and trees. The garden is enclosed by fencing and is served by an external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The vendor informs the agent that the central heating boiler, hot water cylinder and radiator valves were replaced in November 2024.

REFERENCE

04112024/28340771/DEV



**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

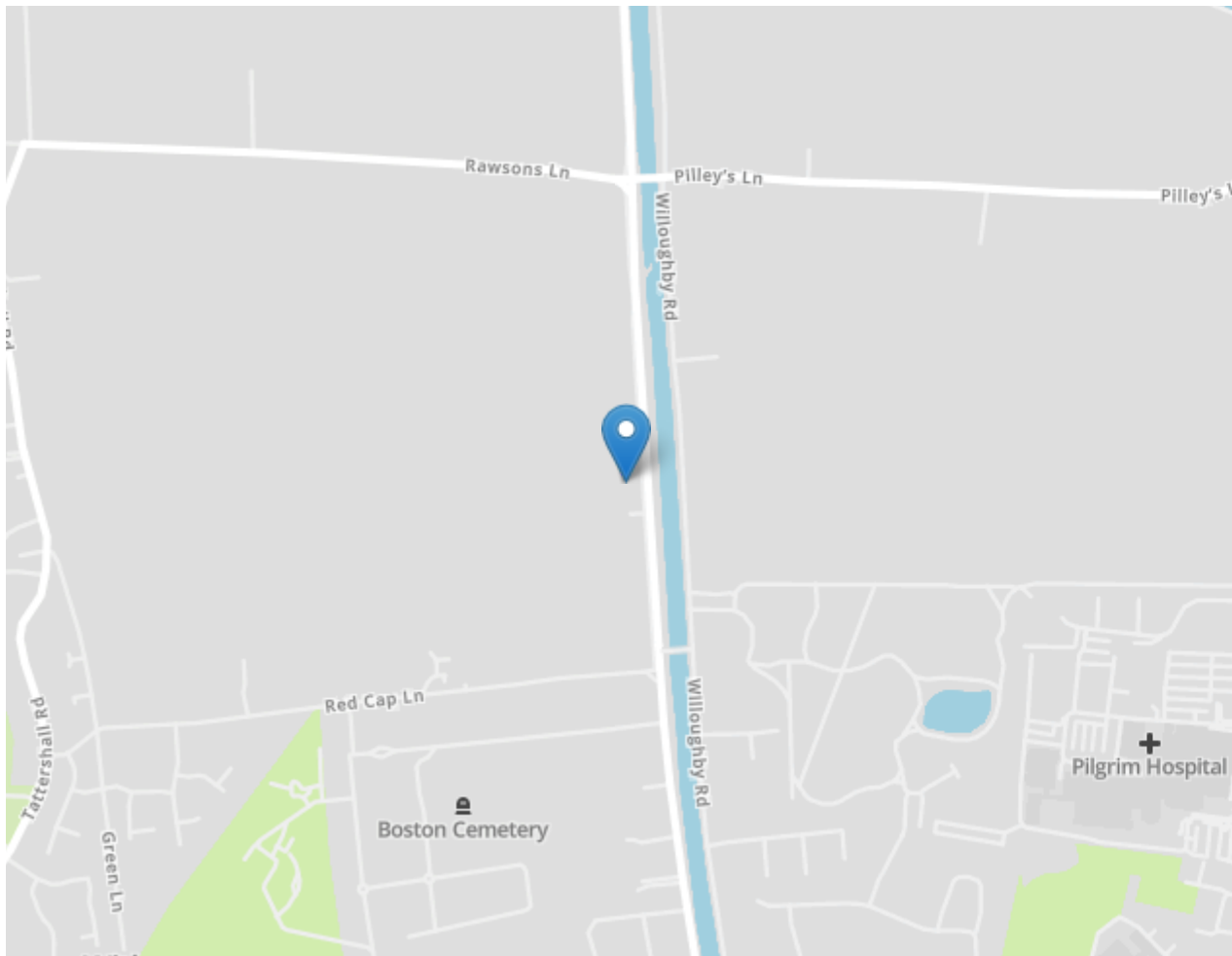
AGENT'S NOTES

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.



SHARMAN BURGESS

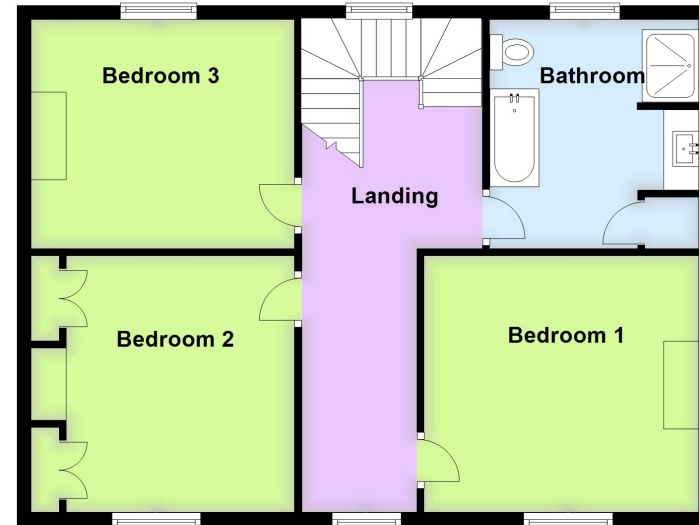
Ground Floor

Approx. 84.3 sq. metres (907.5 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 151.2 sq. metres (1627.2 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

