



£325,000

18 Stanhope Way, Boston, Lincolnshire PE21 7UB

SHARMAN BURGESS

**18 Stanhope Way, Boston, Lincolnshire
PE21 7UB
£325,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor, understairs storage cupboard, radiator, coved cornice, ceiling light point.

LOUNGE

17' 10" (maximum into bay window) x 11' 9" (5.44m x 3.58m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point and wiring for satellite TV, living flame coal effect gas fireplace with fitted inset and hearth and display surround.



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DINING ROOM

12' 3" x 9' 4" (3.73m x 2.84m)

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

KITCHEN

12' 8" x 9' 10" (3.86m x 3.00m)

Having counter tops with matching upstands and tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated appliances including Neff double oven and grill, four ring Neff gas hob with stainless steel splashback and Neff illuminated stainless steel fume extractor, integrated Neff dishwasher, tiled floor, radiator, coved cornice, ceiling recessed lighting, double doors through to: -

CONSERVATORY

13' 0" (maximum) x 10' 10" (maximum) (3.96m x 3.30m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having bi-fold doors leading to the garden, served by power and lighting.

UTILITY

5' 2" x 6' 3" (1.57m x 1.91m)

Having roll edge works surface with matching upstand, stainless steel sink and drainer with mixer tap, base level storage unit and wall units, plumbing for automatic washing machine, space for twin height fridge freezer, tiled floor, radiator, coved cornice, ceiling light point, obscure glazed rear entrance door.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, corner pedestal wash hand basin with mixer tap and tiled splashback, radiator, coved cornice, ceiling light point, obscure glazed window to side elevation, tiled floor.

FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

12' 9" (excluding entrance area) x 11' 9" (excluding entrance area) (3.89m x 3.58m)

Initially having an entrance area with coved cornice, ceiling light point and archway through to bedroom area which comprises window to front elevation, radiator, coved cornice, ceiling light point, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower within and hand held shower attachment, heated towel rail, obscure glazed window, coved cornice, ceiling recessed lighting, extended tiled splashbacks, extractor fan.

BEDROOM TWO

12' 9" x 8' 11" (3.89m x 2.72m)

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



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BEDROOM THREE

9' 4" x 8' 9" (2.84m x 2.67m)

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

BEDROOM FOUR

11' 11" x 8' 10" (3.63m x 2.69m)

Currently used as a dressing room. Having window to rear elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

9' 1" x 6' 10" (2.77m x 2.08m)

Being fitted with a four piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted mains fed shower and hand held shower attachment within, tiled splashbacks, coved cornice, ceiling recessed lighting, obscure glazed window to rear elevation.

OFFICE

6' 7" x 7' 9" (2.01m x 2.36m)

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

EXTERIOR

To the front, the property is approached over a gravelled driveway which provides off road parking as well as vehicular access to the garage. There is a lawned front garden with low level hedging to the front boundary.



SINGLE GARAGE

Having up and over door, served by power and lighting, housing the gas central heating boiler.

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REAR GARDEN

The rear garden is well presented by the current Vendor and comprises sections of paved patio which provide seating space, a central shaped lawn section with established flower and shrub borders and a sunken pond with water feature. The garden is fully enclosed by fencing and served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

17042025/28994429/COO



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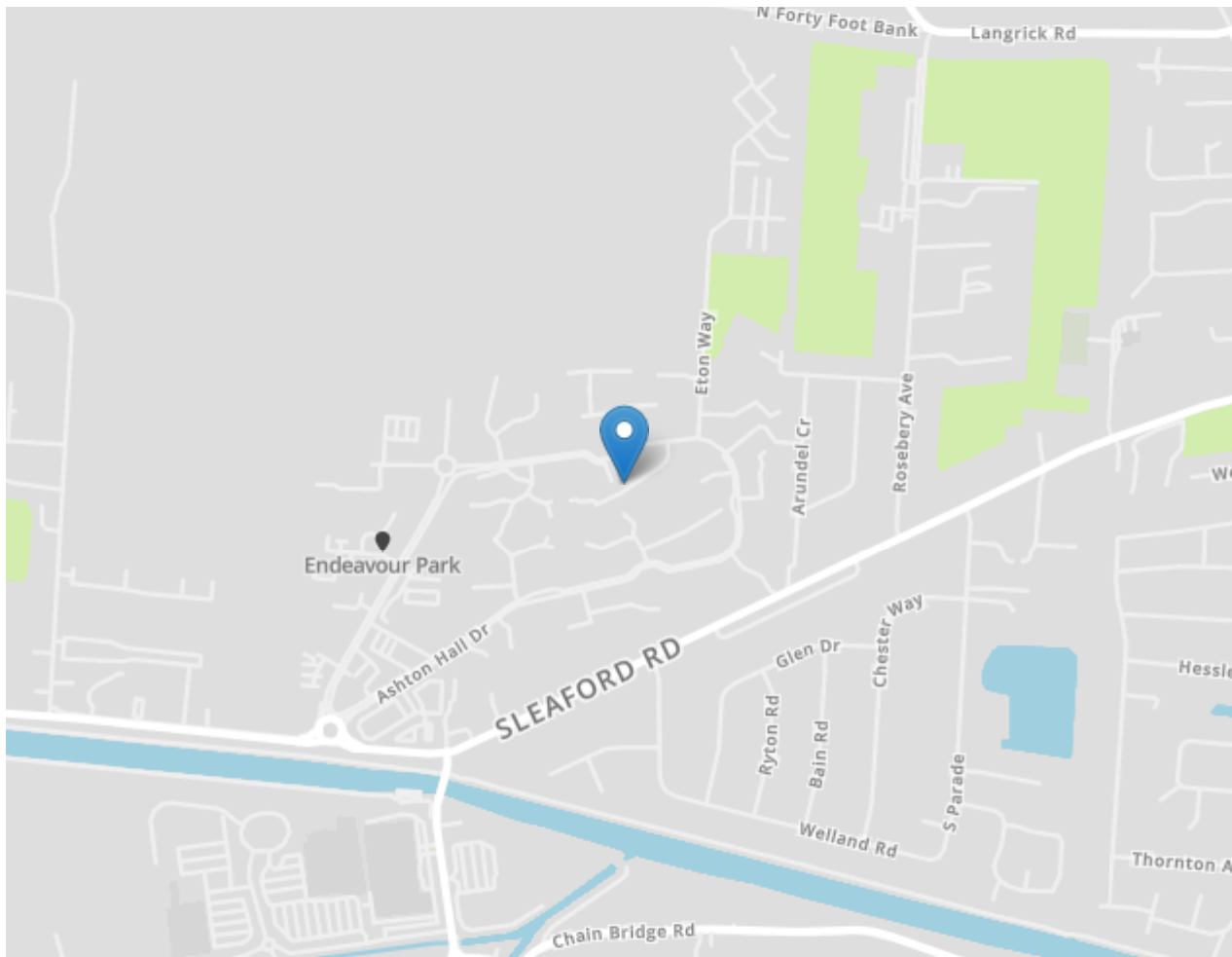
AGENT'S NOTES

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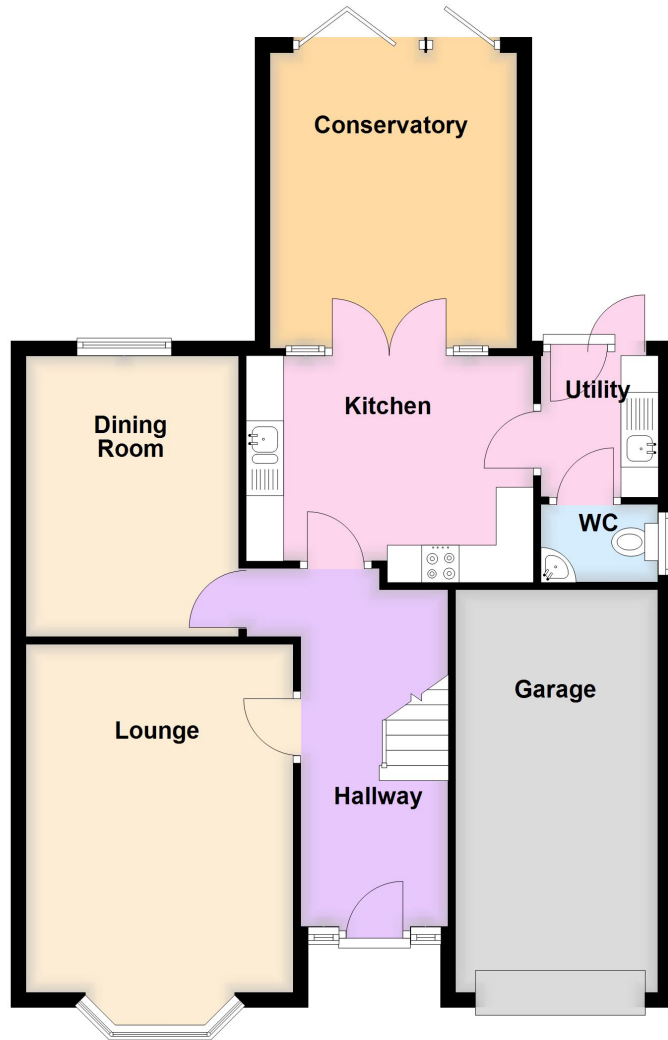
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 84.4 sq. metres (908.4 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



Total area: approx. 152.3 sq. metres (1638.8 sq. feet)

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