



£350,000

8 Eton Way, Boston, Lincolnshire PE21 7BF

SHARMAN BURGESS

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£350,000 Freehold

ACCOMMODATION

ENTRANCE HALL

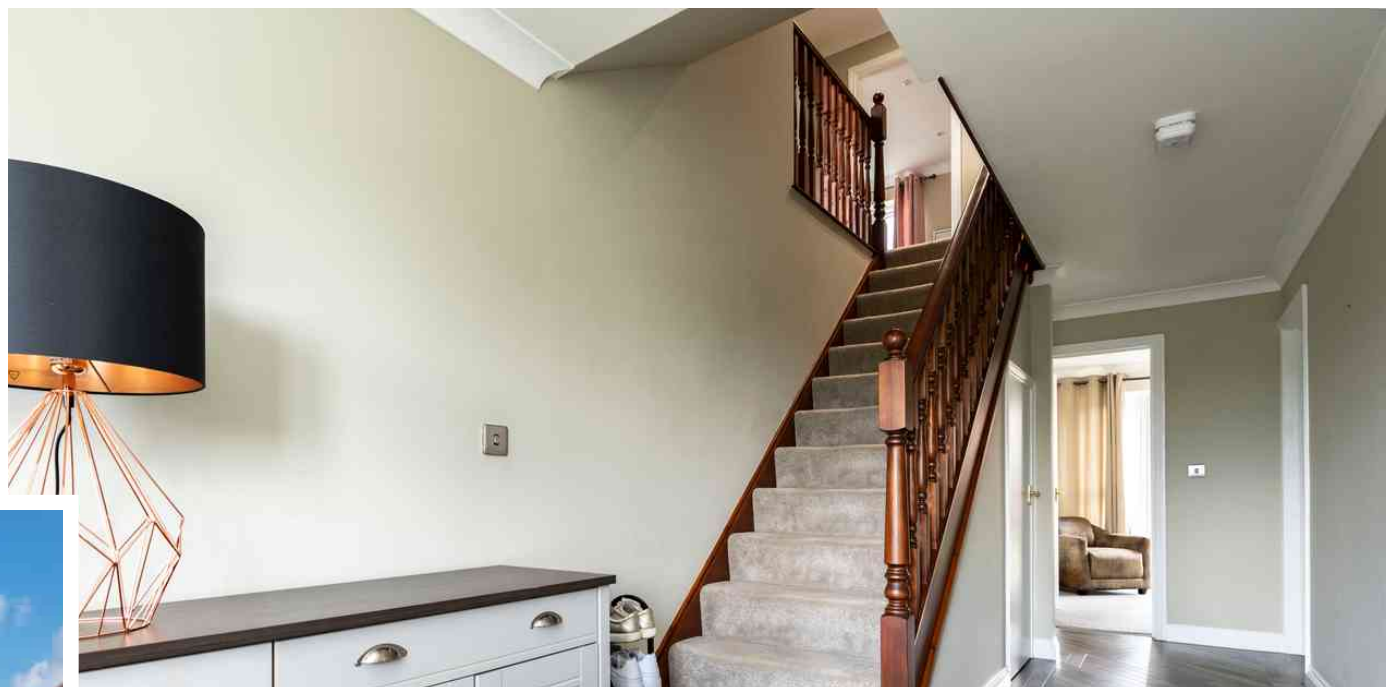
With partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point, Karndean flooring.

LOUNGE

19' 3" (maximum) x 12' 9" (maximum into bay window) (5.87m x 3.89m)

With feature bay window to front aspect, radiator, coved cornice, ceiling recessed lighting, TV aerial point, feature living coal effect gas fireplace with fitted inset and hearth and display surround.

A simply stunning example of a modern detached property with Contemporary styling throughout. Accommodation comprises an entrance hall with Karndean flooring, stunning kitchen with integrated appliances, study, dining room, lounge and ground floor cloakroom. To the first floor are four double bedrooms, with bedroom one having an en-suite cloakroom, bedrooms two and three benefit from a Jack & Jill four piece en-suite bathroom as well as a luxurious independent family shower room. Further benefits include a driveway and double garage, garden to the rear, gas central heating and uPVC double glazing.



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DINING ROOM

12' 9" (maximum) x 12' 9" (measurement taken into entrance area) (3.89m x 3.89m)

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

STUDY

9' 5" x 9' 4" (2.87m x 2.84m)

Having French doors with windows to either side leading out to the rear garden, coved cornice, ceiling light point, radiator.

BREAKFAST KITCHEN

20' 9" (maximum) x 12' 8" (maximum) (6.32m x 3.86m)

An extremely well appointed contemporary style kitchen comprising counter tops with matching splashbacks, sink and drainer with rinser and mixer tap, extensive range of base level storage units, drawer units, wall units with under cupboard lighting, matching central island providing breakfast bar. Integrated appliances including fridge freezer, double oven and grill, four ring induction hob and a dishwasher. Feature low level kickboard lighting, ceiling recessed lighting, additional light point above the breakfast area, dual aspect windows, obscure glazed entrance door, radiator, Karndean flooring. Personnel door to garage, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern, wash hand basin with storage beneath and mixer tap and tiled splashback, radiator, obscure glazed window, coved cornice, ceiling light point.



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FIRST FLOOR LANDING

With access to roof space, coved cornice, ceiling recessed lighting, airing cupboard housing the hot water cylinder within.

BEDROOM ONE

14' 7" (maximum) x 12' 8" (maximum) (4.45m x 3.86m)

Having window to front aspect, radiator, coved cornice, ceiling recessed lighting, twin built-in double wardrobes, TV aerial point, door to: -

EN-SUITE CLOAKROOM

Being fitted with twin wall mounted wash hand basins with mixer taps and storage beneath, extended tiled splashbacks and illuminated wall mounted mirror above, WC with concealed cistern, walls tiled to approximately half height, radiator with heated towel rail, obscure glazed window, extractor fan, coved cornice, ceiling recessed lighting.

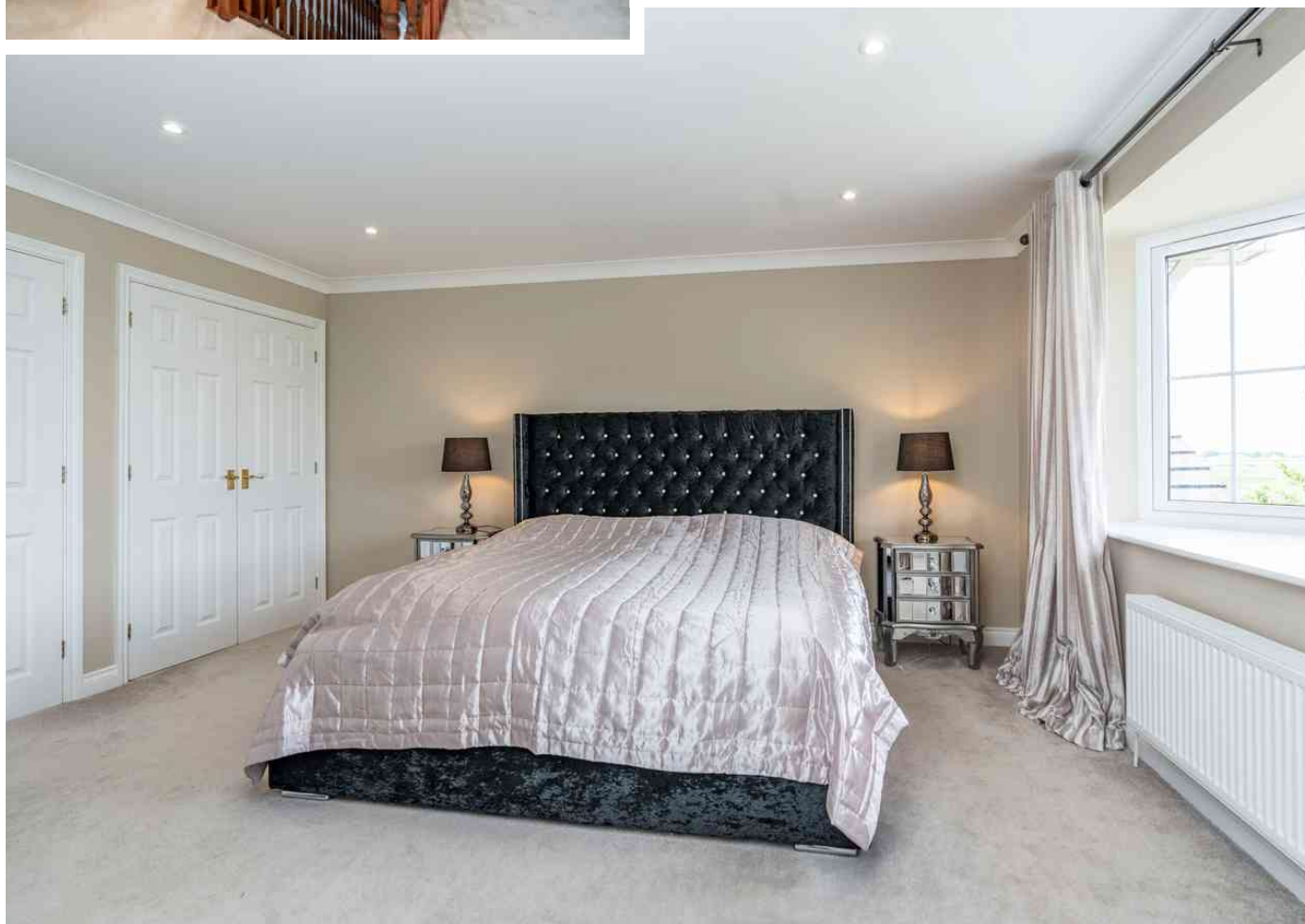
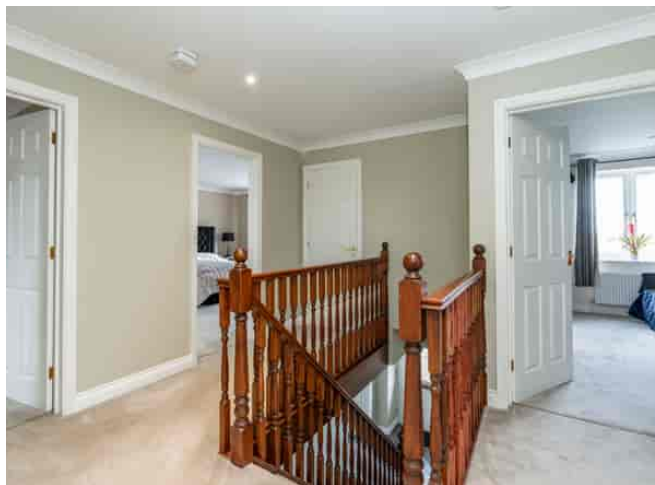
BEDROOM TWO

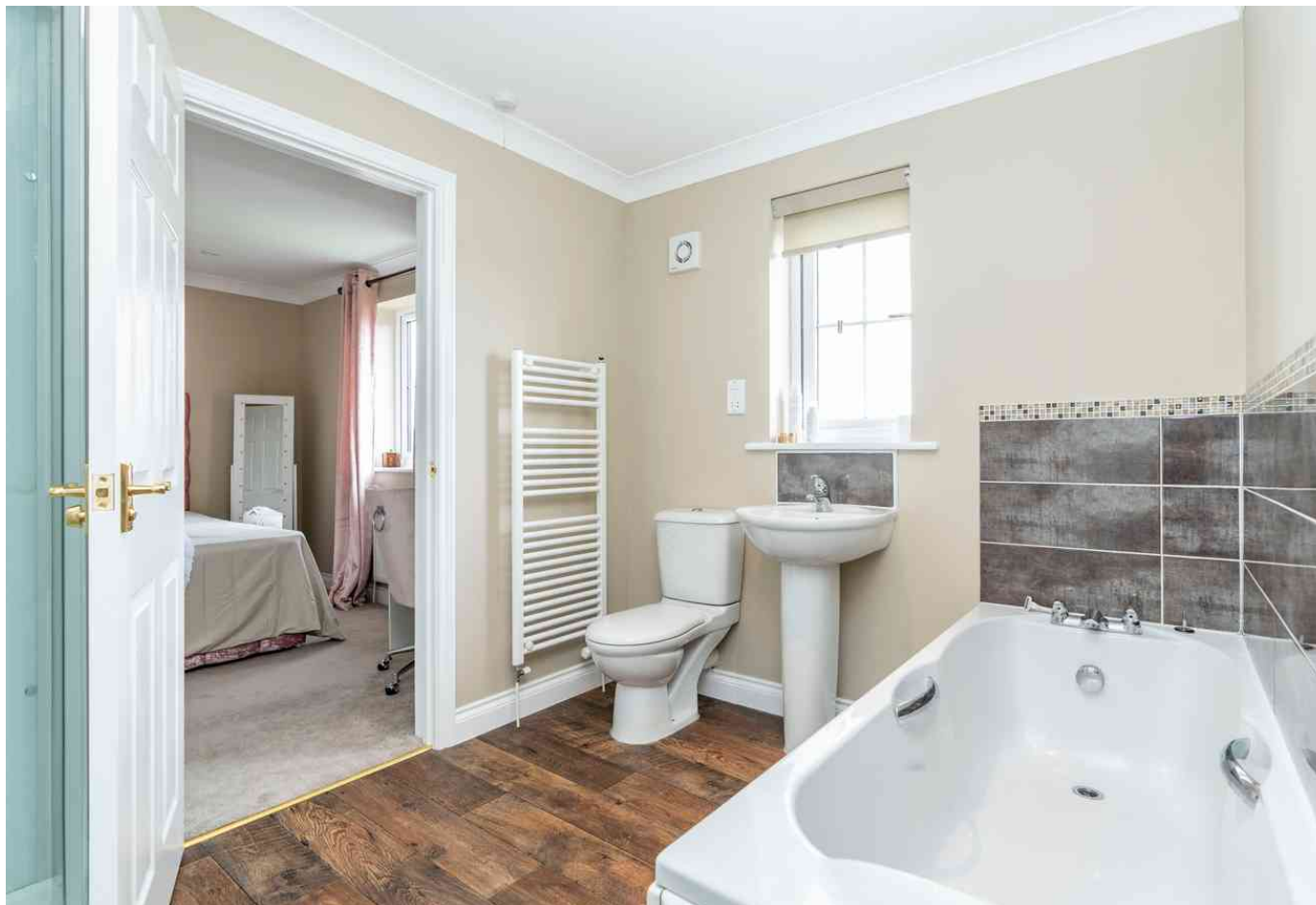
12' 9" (maximum into entrance area) x 12' 9" (3.89m x 3.89m)

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

JACK & JILL EN-SUITE BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap and tiled splashbacks, pedestal wash hand basin with mixer tap and tiled splashback, push button WC, shower cubicle with hand held shower attachment within and fitted shower screen, heated towel rail, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to rear aspect.





BEDROOM THREE

11' 4" x 9' 4" (3.45m x 2.84m)

Having window to rear aspect, radiator, coved cornice, ceiling recessed lighting, door to Jack & Jill en-suite.

BEDROOM FOUR

11' 9" x 9' 9" (3.58m x 2.97m)

Having window to front aspect, radiator, coved cornice, ceiling recessed lighting.

FAMILY SHOWER ROOM

Being fitted with a fantastic walk-in shower area with illuminated shower screen, wall mounted multi jets, ceiling mounted drench effect shower head and a further wall mounted hand held shower attachment within, wall mounted wash hand basin with mixer tap with vanity unit beneath and wall mounted illuminated mirror above, WC with concealed cistern, radiator incorporating a towel rail, fully tiled walls, extractor fan, ceiling recessed lighting.

EXTERIOR

To the front, the property is approached over a gravelled driveway which provides off road parking and vehicular access to the double garage. The front garden is laid to lawn with paved access leading to the front entrance door.

DOUBLE GARAGE

11' 0" x 18' 9" (3.35m x 5.71m)

Having two up and over doors, served by power and lighting, counter top with inset stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, wall mounted ideal gas central heating boiler, access to roof space, wall mounted electric fuse box.



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REAR GARDEN

The garden is predominantly laid to lawn and benefits from a paved patio seating area. The garden is fully enclosed by fencing, houses a timber garden shed and is served by outside tap and lighting.

SERVICES

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

REFERENCE

16052024/27695269/MAY



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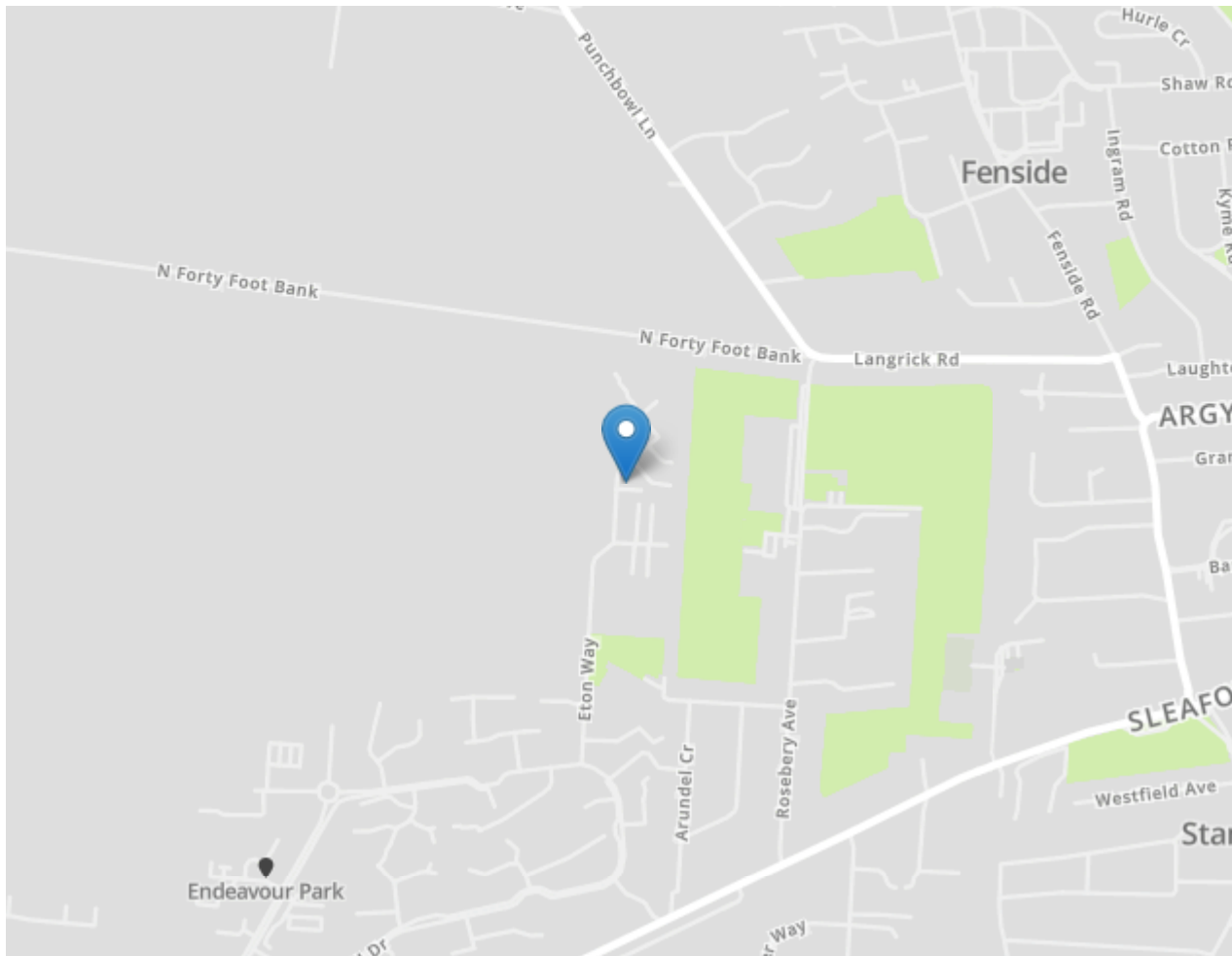
AGENT'S NOTES

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.

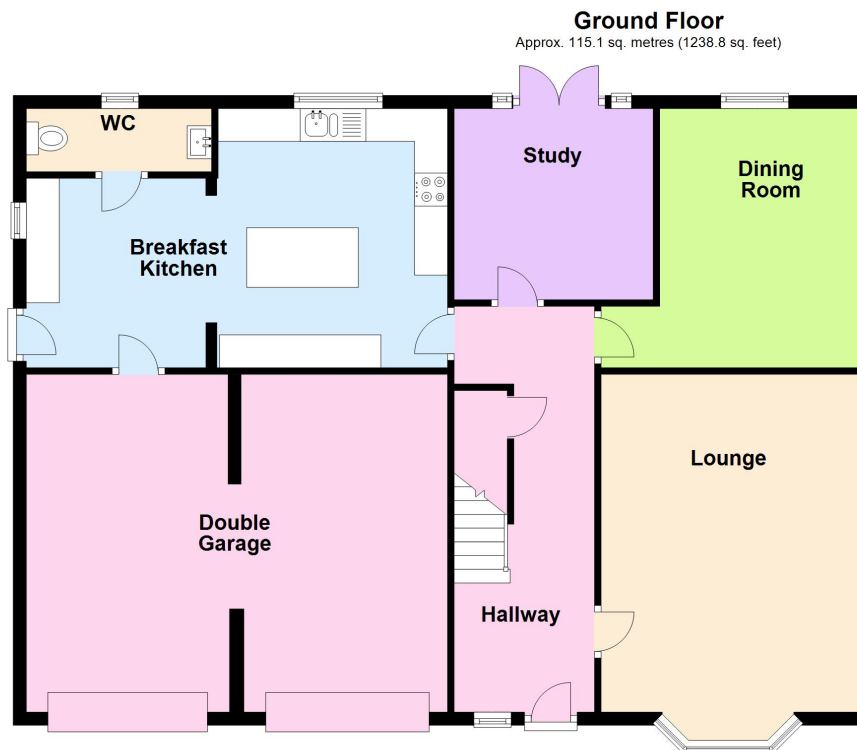
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS



Total area: approx. 200.4 sq. metres (2157.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(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	