



£159,950

77 Horncastle Road, Boston, Lincolnshire PE21 9HY

SHARMAN BURGESS

**77 Horncastle Road, Boston, Lincolnshire
PE21 9HY
£159,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, tiled floor, wall mounted electric fuse box, ceiling light point, staircase leading off, wall mounted coat hooks.

DINING ROOM

11' 9" (maximum) x 11' 10" (maximum) (3.58m x 3.61m)

Having window to rear aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, under stairs storage cupboard with shelving within, open plan through to: -

A substantial three bedroomed end of terrace property situated in the highly popular location of Horncastle Road and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, rear entrance lobby, ground floor bathroom, three independent bedrooms arranged off a first floor landing and a further staircase leads to the additional loft space. Further benefits include low maintenance front and rear gardens, majority uPVC double glazing and gas central heating.



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LOUNGE

10' 10" (maximum) x 10' 9" (maximum) (3.30m x 3.28m)
 Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, telephone point, TV aerial point, wiring for satellite TV, wall mounted gas fire.

KITCHEN

11' 9" x 8' 0" (3.58m x 2.44m) 11' 9" x 8' 0" (3.58m x 2.44m)
 Having counter tops, Belfast style sink with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring hob with fume extractor above, plumbing for automatic washing machine, window to side aspect, radiator, ceiling light point, concealed Worcester combination central heating boiler, door to:-

REAR ENTRANCE LOBBY

Having obscure glazed entrance door, space for fridge freezer, ceiling light point, tiled floor.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising WC, wash hand basin with vanity unit beneath, panelled bath with mixer tap and hand held shower attachment and concertina shower screen, tiled floor, fully tiled walls, obscure glazed window, ceiling light point, extractor fan, radiator.

FIRST FLOOR LANDING

Having ceiling light point, additional staircase leading to an open loft space with lighting within, which could provide a games/study area to the property.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 1" (maximum) x 11' 7" (maximum) (4.29m x 3.53m)

Having two windows to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 9" (maximum) x 8' 7" (maximum including chimney breast) (3.58m x 2.62m)

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

BEDROOM THREE

12' 5" (maximum) x 8' 2" (maximum) (3.78m x 2.49m)

Having dual aspect windows, radiator, ceiling light point, built-in linen cupboard.

EXTERIOR

To the front, the property benefits from a low maintenance gravelled front garden. The rear garden initially comprises a paved hardstanding area which is served by outside lighting. This garden continues beyond and comprises sections of paving and flower and shrub borders. To the rear right hand section of the garden is a timber storage shed. The garden is enclosed by a mixture of wall and fencing and served by outside lighting.

SERVICES

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

REFERENCE

14082024/27919791/MCC



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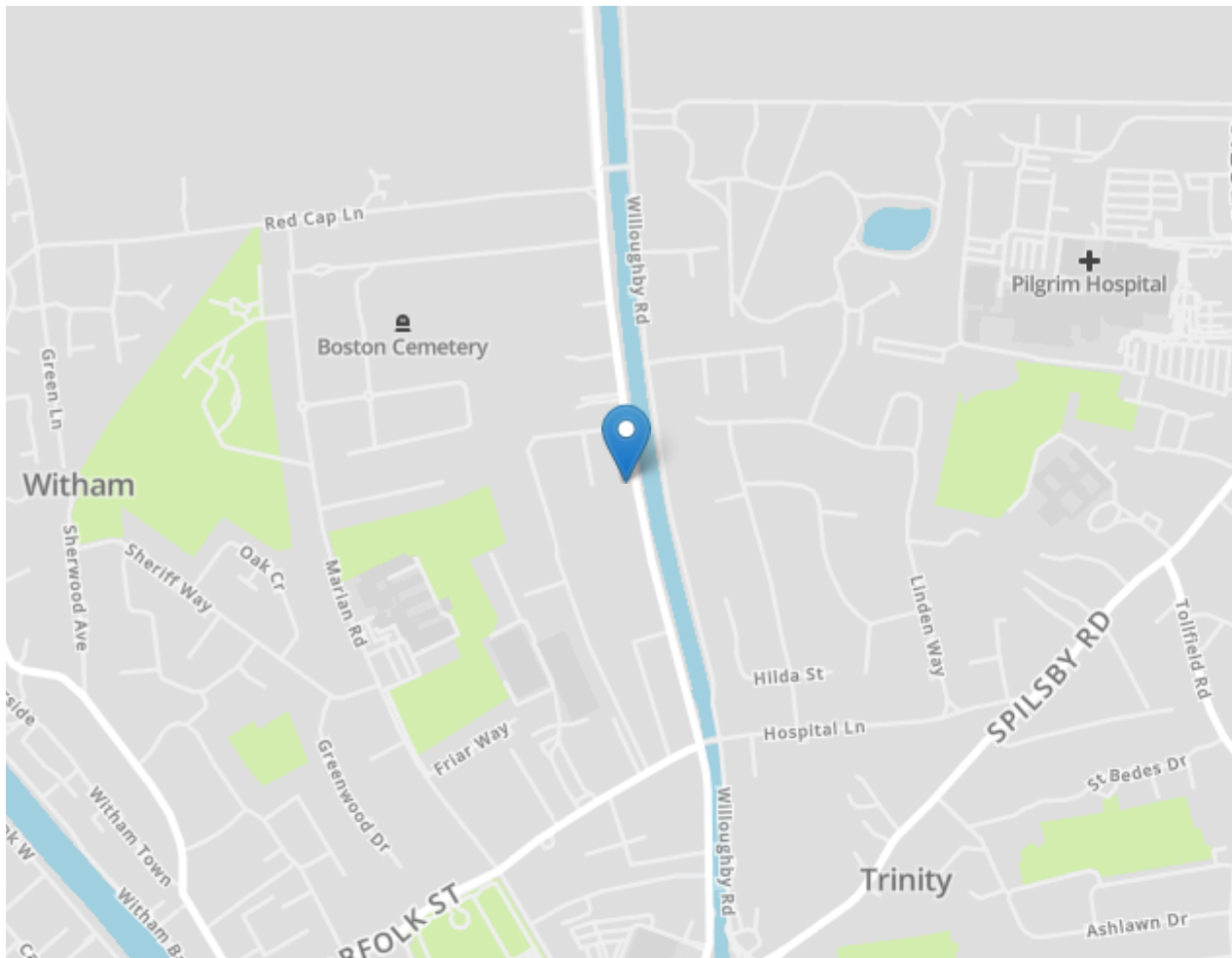
AGENT'S NOTES

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.

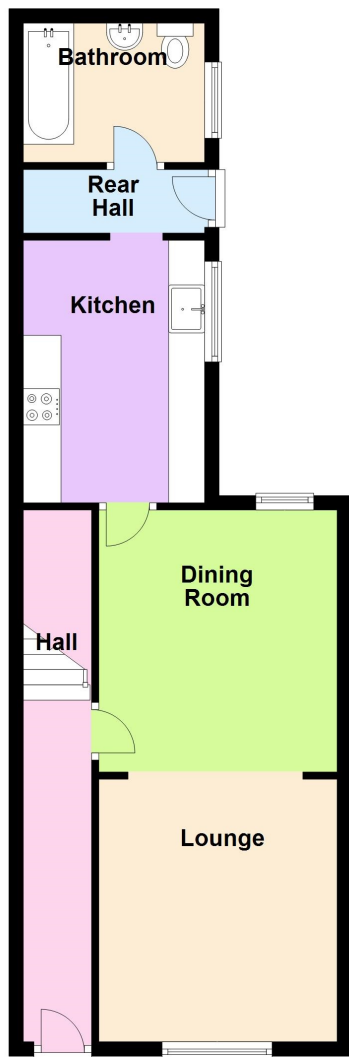
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

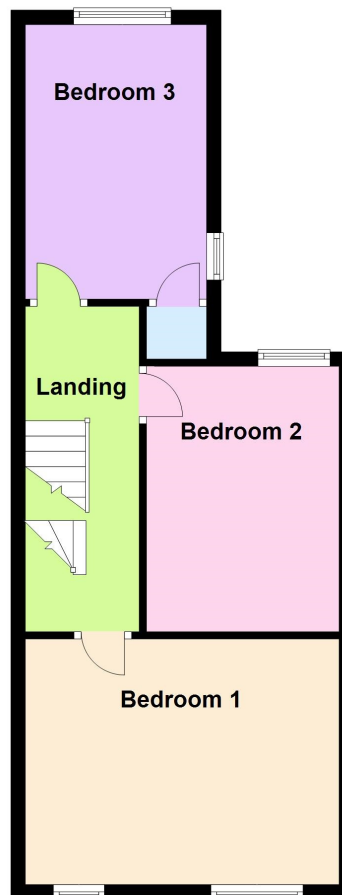


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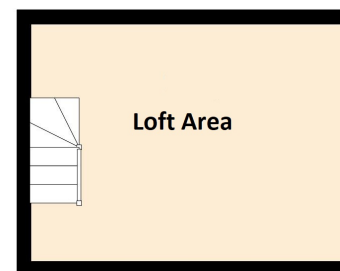
Ground Floor
Approx. 49.8 sq. metres (536.5 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.1 sq. feet)



Second Floor
Approx. 14.3 sq. metres (153.9 sq. feet)



Total area: approx. 107.3 sq. metres (1155.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	