



**£240,000**

5 Fairfax Close, Boston, Lincolnshire PE21 9QL

**SHARMAN BURGESS**

**5 Fairfax Close, Boston, Lincolnshire**  
**PE21 9QL**  
**£240,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having uPVC entrance door, electric panel radiator, door to inner hall, door to garage.

**INNER HALL**

Having coved cornice, radiator, access to roof space.

**LOUNGE**

15' 2" x 12' 1" (4.62m x 3.68m)

Having dual aspect double glazed windows, TV aerial point, radiator, coved cornice, ceiling fan light, wall light points, electric fire with marble surround and wood mantle (with gas point also available), telephone point.

A well presented three bedroomed detached bungalow with ample off road parking situated close to Boston Town Centre and its amenities. Accommodation comprises an entrance lobby, inner hall, lounge, kitchen, conservatory, three bedrooms and bathroom. Further benefits include an integral garage and low maintenance rear garden.



**SHARMAN BURGESS**



### KITCHEN

12' 6" (minimum) x 8' 5" (3.81m x 2.57m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset one and a half bowl sink and drainer with mixer tap, space for dishwasher, space for fridge, integrated oven and microwave, integrated electric hob with extractor above, partly tiled walls, coved cornice, ceiling fan light, ceiling recessed spotlights, double glazed window to front elevation, radiator, uPVC double glazed side entrance door.

### BEDROOM ONE

12' 11" (maximum) x 9' 4" (3.94m x 2.84m)

Having double glazed window to rear elevation, radiator, TV aerial point, fitted wardrobes with overhead storage lockers, side tables and further matching wardrobe with dressing table.

### BEDROOM TWO

12' 10" x 9' 6" (3.91m x 2.90m)

Having double glazed window to rear elevation, radiator, TV aerial point, ceiling fan light, fitted wardrobes with overhead storage lockers, side tables and further matching wardrobe with dressing table.

### BEDROOM THREE/DINING ROOM

12' 11" (maximum) x 6' 8" (3.94m x 2.03m)

Currently used as a dining room. Having radiator, double glazed uPVC door to conservatory.



**SHARMAN  
BURGESS** Est 1996

### CONSERVATORY

9' 6" x 8' 10" (2.90m x 2.69m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof. Having radiator, TV aerial point, tiled floor, ceiling fan light, wall light point, double glazed windows to side and rear elevation, patio doors leading to the rear garden.

### BATHROOM

Being fitted with a three piece suite comprising P-shaped panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, push button WC with concealed cistern, wash hand basin inset to vanity unit, heated towel rail, electric shaver point, fully tiled walls, ceiling recessed spotlights, extractor fan, double glazed window to side elevation.

### EXTERIOR

To the front, the property is approached over a good sized block paved driveway providing off road parking and turning space as well as vehicular access to the single garage. There is a small area of lawn to the front of the property and well stocked flower and shrub borders. Side gated access leads to the rear garden.

### SINGLE GARAGE

18' 7" x 9' 3" (5.66m x 2.82m)

Having electric roller door, personnel door to rear garden, window to side elevation, range of fitted wall and base level storage units, served by power and lighting, space and plumbing for automatic washing machine, space for condensing tumble dryer.

### REAR GARDEN

The low maintenance rear garden is predominantly laid to paved patio with shrub and bush borders. The garden is fully enclosed by timber fencing and houses a timber garden shed.

### SERVICES

Mains, gas, electricity, water and drainage are connected.

### REFERENCE

27052025/28021675/TAB



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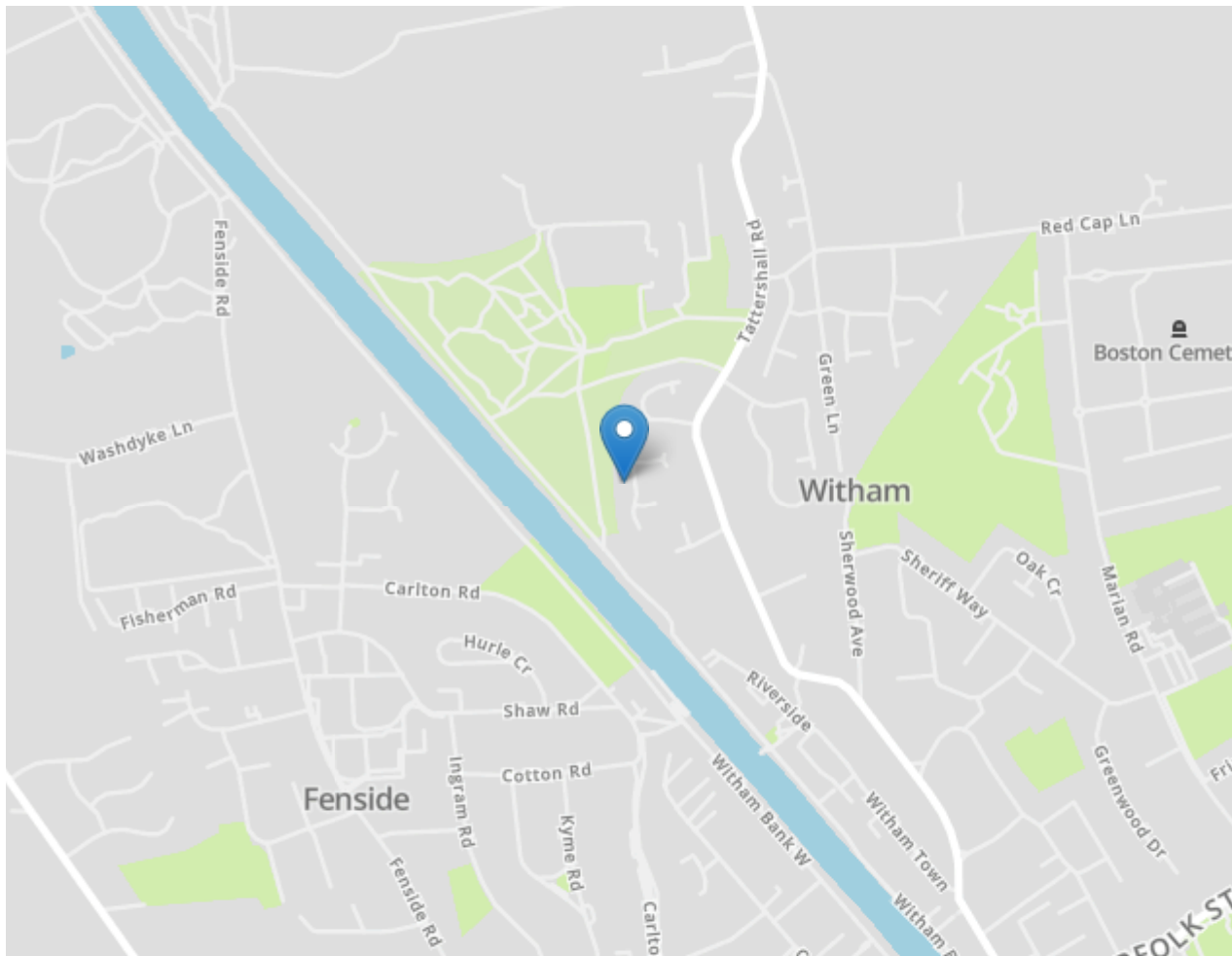
## AGENT'S NOTES

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.

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. 96.5 sq. metres (1039.2 sq. feet)



Total area: approx. 96.5 sq. metres (1039.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC