



£225,000

11 Manor Gardens, Boston, Lincolnshire PE21 6JG

SHARMAN BURGESS

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PE21 6JG
£225,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, tiled floor, radiator, ceiling light point, built-in cloak cupboard providing storage with hanging rail within, staircase rising to first floor, wall mounted central heating thermostat.

LOUNGE

13'0" (maximum) x 14'3" (3.96m x 4.34m)

Having window to front elevation, wood effect laminate flooring, coved cornice, ceiling light point, radiator.

A well presented detached property having modern fixtures and fittings throughout. Accommodation comprises an entrance hall, lounge, ground floor cloakroom, modern fitted kitchen, large additional reception room currently used as a dining room, three bedrooms to the first floor and a modern family bathroom. Further benefits include a driveway, single garage, approximate westerly facing rear garden, uPVC double glazing and gas central heating.



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INNER HALL

Having radiator, ceiling light point, obscure glazed entrance door, space for twin height fridge freezer, under stairs storage cupboard housing the wall mounted gas central heating boiler, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a modern two piece suite comprising push button WC, corner wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, heated towel rail, obscure glazed window to rear elevation, ceiling light point.

KITCHEN

9' 9" x 9' 10" (2.97m x 3.00m)

Having a modern fully fitted kitchen comprising counter tops with matching upstands, inset sink with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, integrated microwave, four ring gas hob, illuminated fume extractor, integrated slimline dishwasher, plumbing for automatic washing machine, wood effect laminate flooring, window to rear elevation, ceiling light point.

DINING ROOM

25' 5" x 8' 1" (7.75m x 2.46m)

A large versatile room, currently being used as a dining room, providing space for further seating area or office if required. Having wood effect laminate floor, two radiator, window to front elevation, ceiling recessed lighting, sliding patio doors leading to the rear garden.

FIRST FLOOR LANDING

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



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BEDROOM ONE

11'6" x 9'10" (3.51m x 3.00m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM TWO

10'10" x 9'9" (3.30m x 2.97m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM THREE

7'9" x 6'0" (2.36m x 1.83m)

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

FAMILY BATHROOM

Being fitted with a modern three piece suite comprising P shaped bath with wall mounted mixer tap and wall mounted electric shower above and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath, heated towel rail, tiled floor, fully tiled walls, ceiling recessed lighting, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides hardstanding. Double gated access leads to the left hand side of the property and provides further off road parking as well as vehicular access to the: -

SINGLE GARAGE

Of brick construction with fibreglass roof. Having up and over door, obscure glazed door leading to the garden, window, served by power and lighting.

REAR GARDEN

The garden enjoys a pleasant approximately westerly facing aspect and comprises a raised decked seating area. The remainder for the garden is predominantly laid to lawn and enclosed by a mixture of wall and fencing. The garden houses a timber shed and is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

01042025/28882302/MIC



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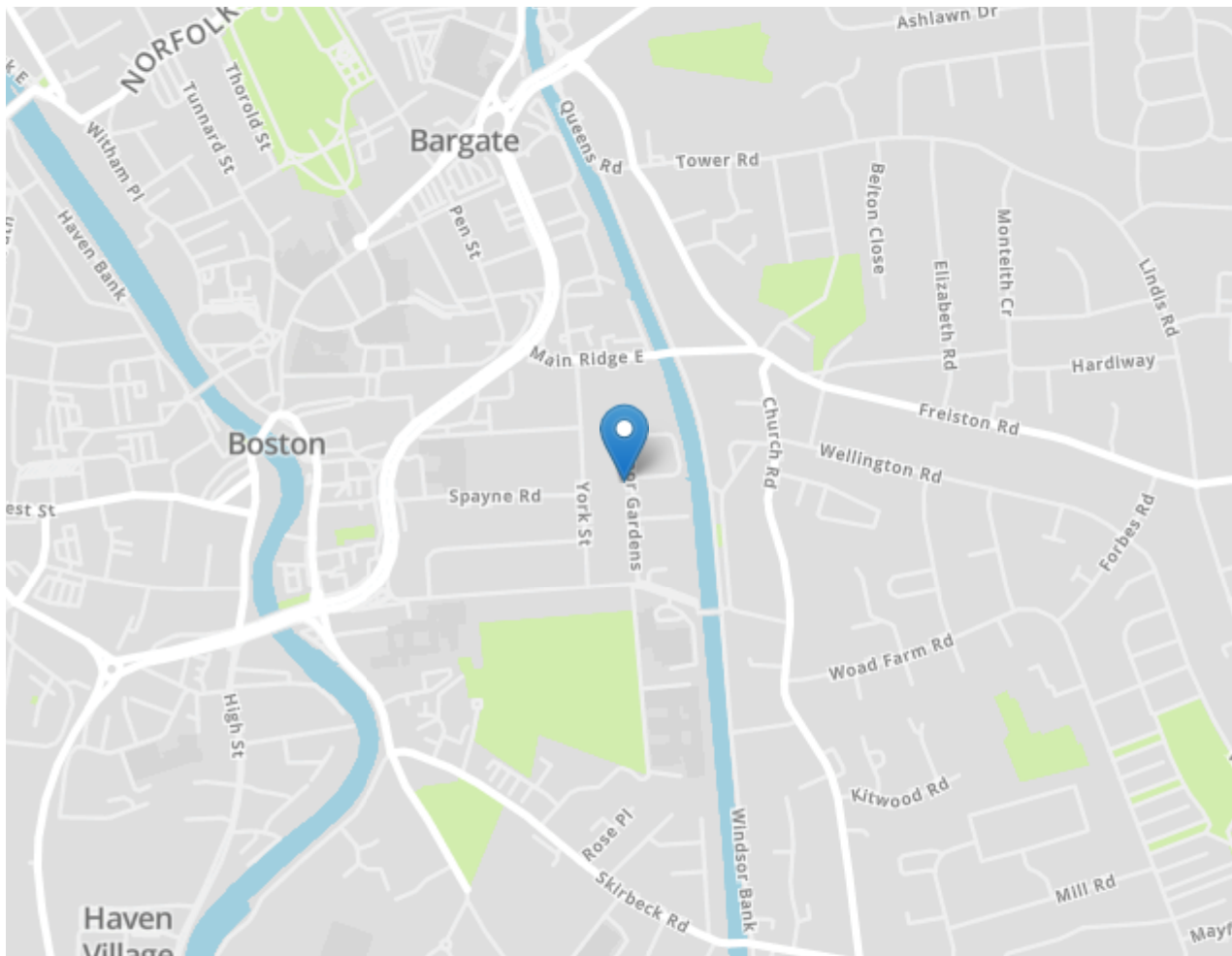
AGENT'S NOTES

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.

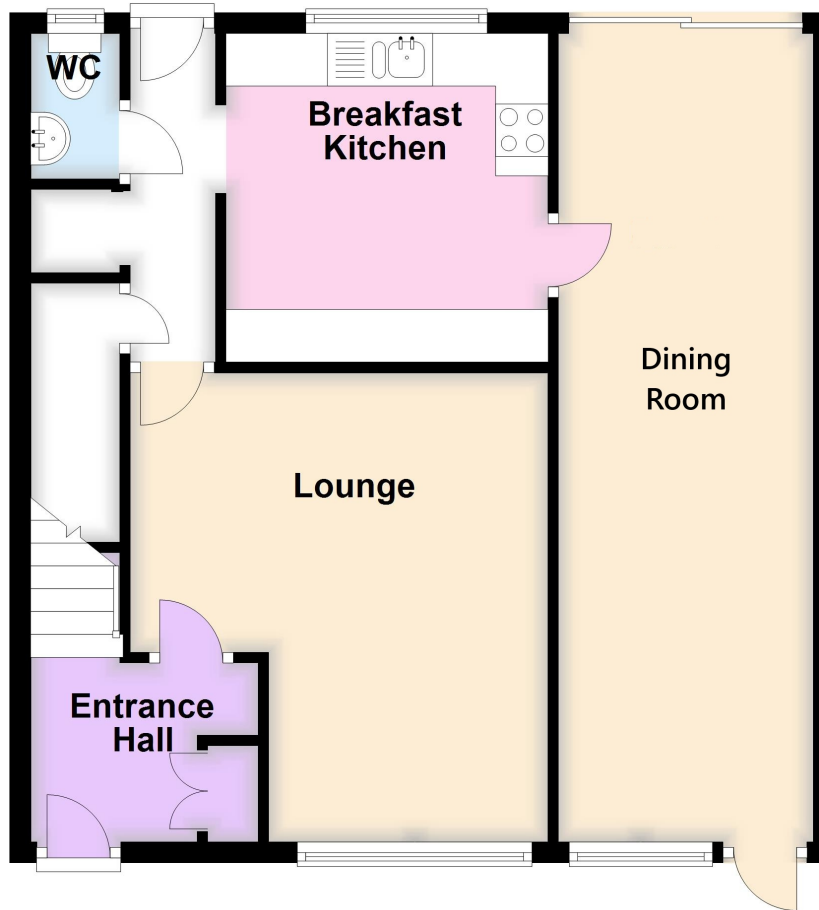
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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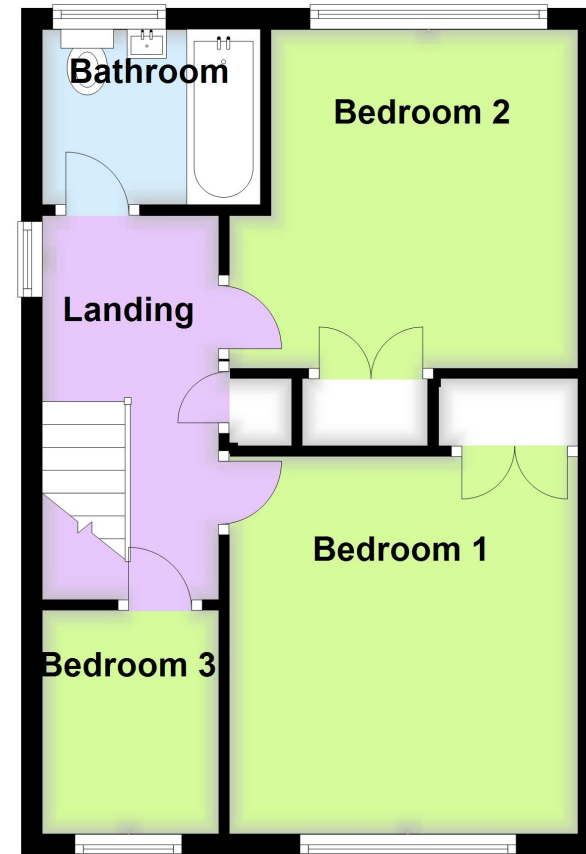
Ground Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	83
EU Directive 2002/91/EC			
England, Scotland & Wales			