



SHARMAN
BURGESS Est 1996
FOR SALE
01205 361161
0177 15 888
insolver Road, PE11 1EG

£229,950

96 London Road, Boston, Lincolnshire PE21 7EW

SHARMAN BURGESS

**96 London Road, Boston, Lincolnshire
PE21 7EW
£229,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor landing, radiator, coved cornice, ceiling light point, additional obscure glazed window to side aspect.

LOUNGE

13' 5" (maximum measurement into bay window) x 12' 5" (maximum measurement) (4.09m x 3.78m)

Currently used as games room by the current vendor. Having feature bay window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, ornamental fireplace with tiled hearth. Archway through to: -



SHARMAN BURGESS





DINING ROOM

13' 9" (maximum measurement) x 11' 5" (maximum measurement including chimney breast) (4.19m x 3.48m)
Having radiator, coved cornice, ceiling light point, ornamental fireplace. Glazed double doors leading through to: -

GARDEN ROOM

13' 9" x 10' 4" (4.19m x 3.15m)
Having Fibreglass roof, double doors leading to the rear garden, radiator, coved cornice, ceiling light point. Door to: -

KITCHEN

21' 3" x 7' 10" (6.48m x 2.39m)
Also accessed from entrance hall. Having counter tops with matching upstands, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and fitted larder style unit, concealed gas central heating boiler, integrated four ring induction hob with illuminated stainless steel fume extractor above, waist height oven and grill, space for American style fridge freezer, plumbing for automatic washing machine, coved cornice, two ceiling light points, radiator, dual aspect windows to side and rear of the property.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising pedestal wash hand basin with mixer tap, push button WC, obscure glazed window to side aspect, ceiling light point.

FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point, access to roof space.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

13' 9" (maximum measurement) x 11' 5" (maximum measurement including chimney breast) (4.19m x 3.48m)

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

BEDROOM TWO

13' 5" (maximum measurement including bay window) x 11' 7" (maximum measurement including chimney breast) (4.09m x 3.53m)

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

BEDROOM THREE

7' 9" x 7' 4" (2.36m x 2.24m)

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

FAMILY BATHROOM

9' 3" x 7' 9" (2.82m x 2.36m)

This large bathroom benefits from a four piece suite comprising WC, panelled bath with tiled splashbacks, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, obscure glazed window to rear aspect, coved cornice, ceiling light point, extractor fan, radiator.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides ample off road parking and turning space. Side gated access leads to the rear garden.

The rear garden initially comprises a resin hardstanding patio seating area providing entertaining space. The remainder of the garden is predominantly laid to lawn, with flower and shrub borders, strawberry patch and raspberry canes. The rear garden is predominantly south facing, served by tap and lighting and is fully enclosed by a mixture of fencing and hedging. The garden houses a timber shed which is to be included within the sale.

AGENTS NOTE

The Vendor inform the Agent that the Garden Room's fibreglass roof was fitted in 2025 and is subject to a 25 year guarantee.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

05082025/28745662/ALL



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

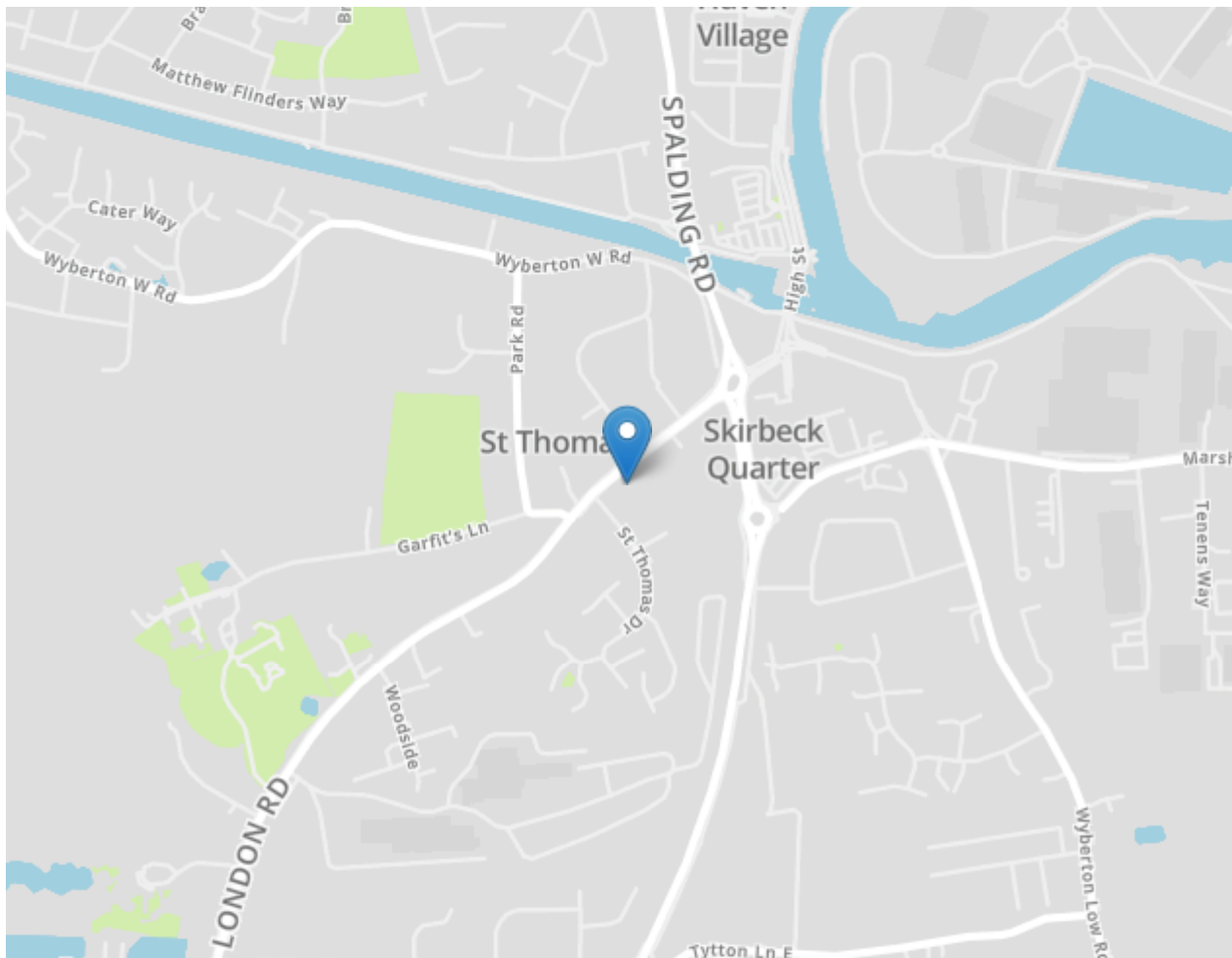
AGENT'S NOTES

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.

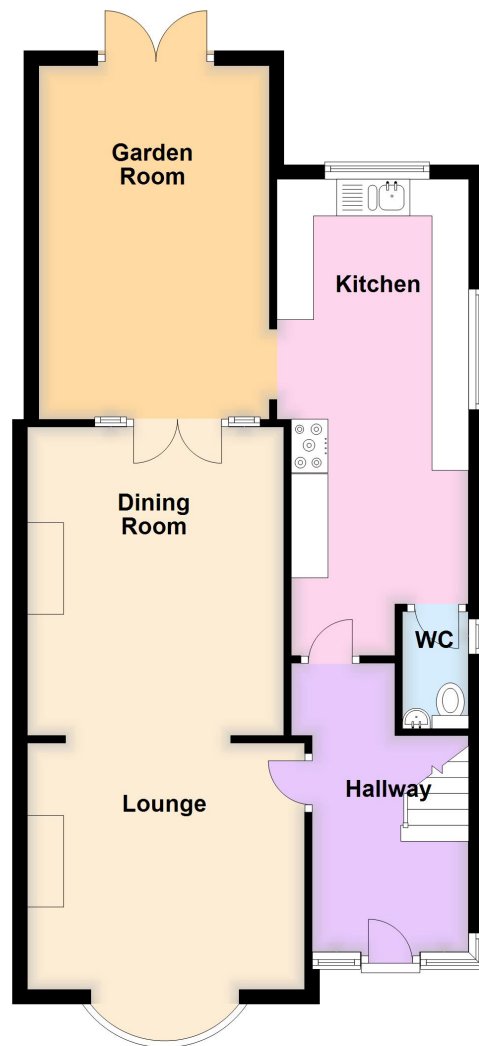
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

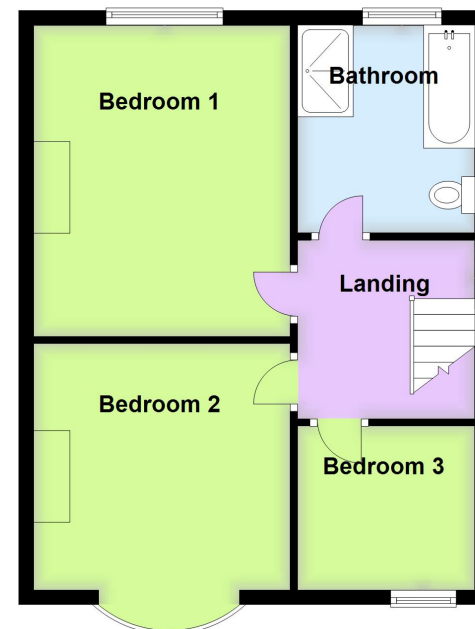
Ground Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 116.9 sq. metres (1258.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	