



£159,950

74 Carlton Road, Boston, Lincolnshire PE21 8PA

SHARMAN BURGESS

**74 Carlton Road, Boston, Lincolnshire
PE21 8PA
£159,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, wood effect laminate flooring, coved cornice, two ceiling light points, under stairs storage cupboard with shelving and electric fuse box within.

LOUNGE

15' 3" (maximum into bay window) x 13' 0" (maximum including chimney breast) (4.65m x 3.96m)

Having bay window to front aspect, picture rail, ceiling light point, radiator, wood effect laminate flooring, TV aerial point, double doors through to: -

A large end of terrace period property with great potential and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, breakfast room, kitchen, ground floor cloakroom, with four bedrooms arranged independently off a first floor landing together with a modern three piece family shower room. Further benefits include gas central heating, block paved driveway and good sized gardens to the rear.



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DINING ROOM

13' 8" (maximum including chimney breast) x 11' 0" (4.17m x 3.35m)

Having wood effect laminate flooring, coloured glass window to side aspect, French doors leading to rear garden, radiator, dado rail, ceiling light point, living flame coal effect gas fireplace with tiled hearth, decorative tiled surround and display mantle.

BREAKFAST ROOM

12' 10" x 9' 7" (maximum including chimney breast) (3.91m x 2.92m)

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

KITCHEN

11' 0" x 9' 5" (3.35m x 2.87m)

Having counter tops with inset stainless steel sink and drainer, range of wood fronted base level storage units and matching eye level wall units, plumbing for automatic washing machine. Range cooker with double oven and grill, five ring gas hob and electric warming plate. Coved cornice, ceiling recessed lighting, side entrance door, window to side aspect.

INNER LOBBY

Having obscure glazed window, set of drawers, wall mounted shelving and space for twin height fridge freezer. Door to -

GROUND FLOOR CLOAKROOM

Being fitted with a WC and corner wash hand basin, tiled flooring, walls tiled to approximately half height, obscure glazed window, ceiling recessed light.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having built-in storage cupboard, two ceiling light points, access to roof space, airing cupboard housing the hot water cylinder, gas central heating boiler and slatted linen shelving within.

BEDROOM ONE

13' 2" (maximum) x 11' 8" (maximum) (4.01m x 3.56m)

Having window to rear aspect, ceiling light point, radiator, built-in wardrobes with overhead storage lockers.

BEDROOM TWO

12' 9" (maximum) x 9' 3" (maximum) (3.89m x 2.82m)

Having window to front aspect, radiator, picture rail, ceiling light point.

BEDROOM THREE

11' 3" (maximum) x 9' 7" (maximum) (3.43m x 2.92m)

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

BEDROOM FOUR

9' 6" x 7' 5" (2.90m x 2.26m)

Having window to front aspect, picture rail, radiator, ceiling light point.

SHOWER ROOM

Being fitted with a modern three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, double shower cubicle with wall mounted Mira digital shower shower within and fitted shower screen, heated towel rail, fully tiled walls, ceiling recessed lighting, tiled flooring with electric under floor heating.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking. Side gated access leads to the rear garden and further sections of block paving providing hardstanding and seating space. The well presented rear garden comprises raised decked seating area, lawned section, flower and shrub borders and a gravelled area towards the rear of the garden housing a sunken pond and timber shed. The garden is fully enclosed by fencing and served by outside light.

SERVICES

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

REFERENCE

12042024/27538454/MIL



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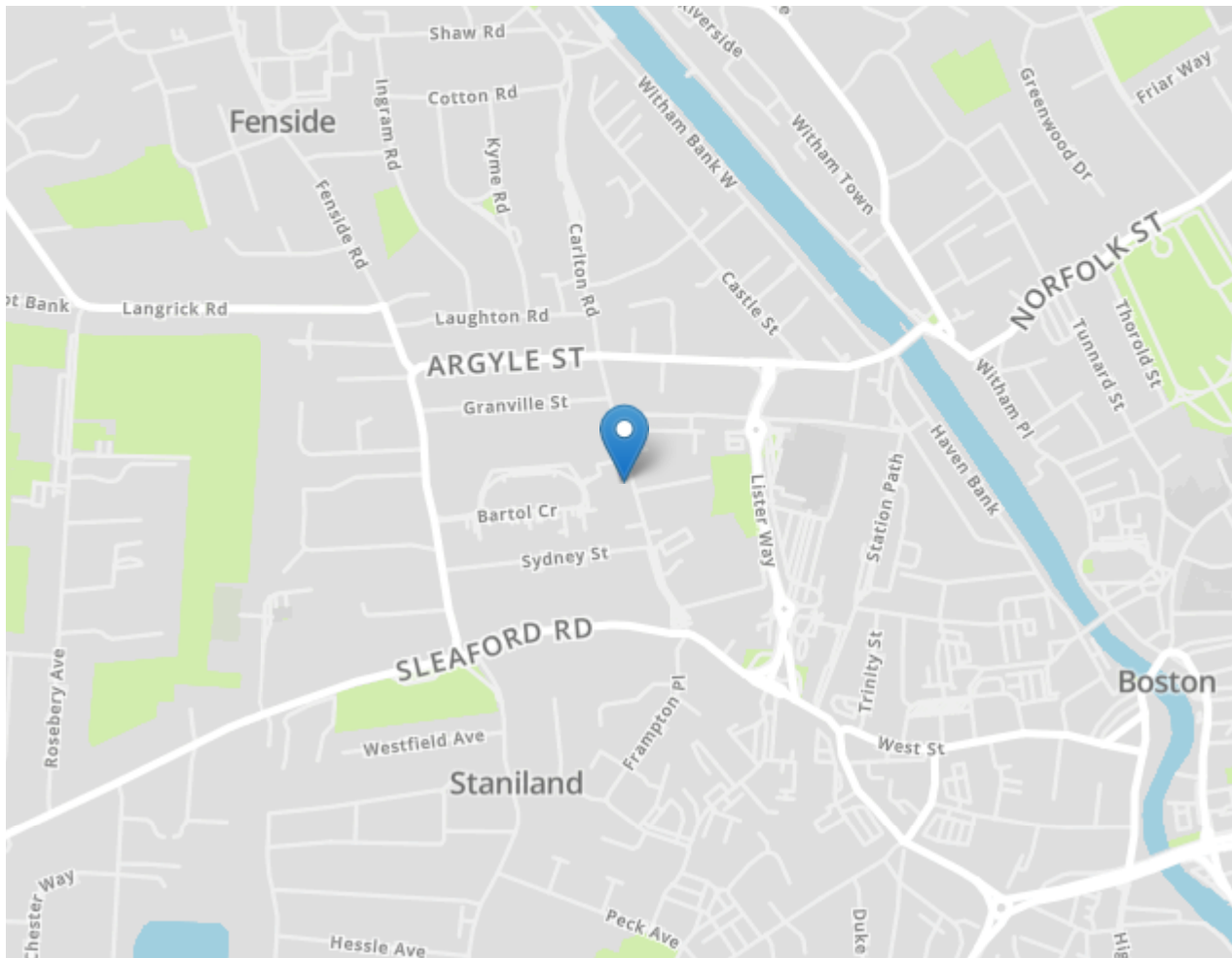
AGENT'S NOTES

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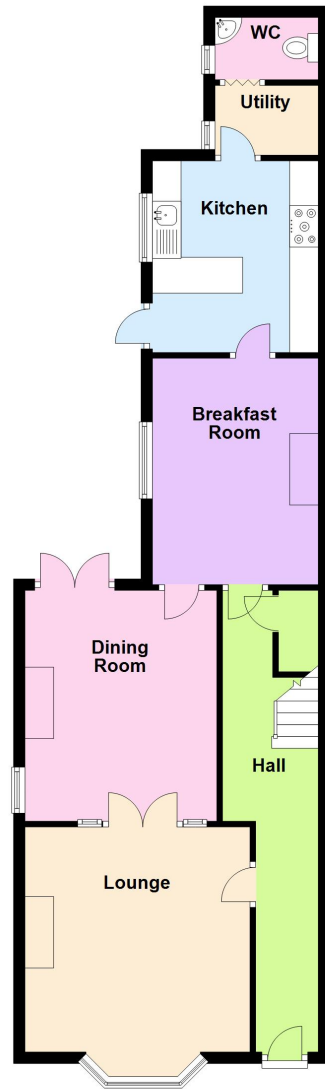
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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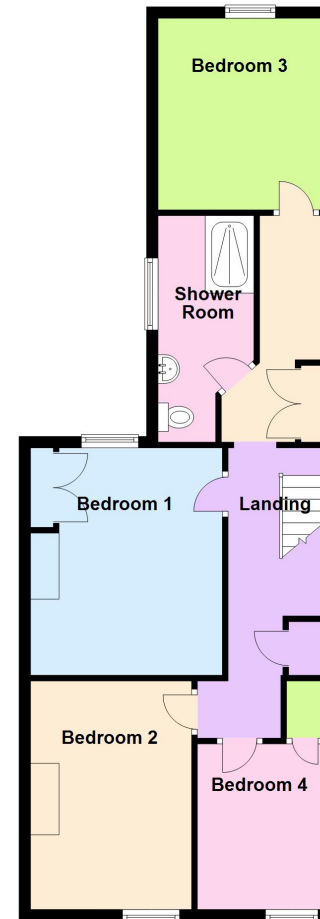
Ground Floor

Approx. 68.0 sq. metres (732.3 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



Total area: approx. 131.3 sq. metres (1413.0 sq. feet)



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