



£265,000

37 De Montfort Gardens, Boston, Lincolnshire PE21 0HG

SHARMAN BURGESS

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PE21 0HG
£265,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, tiled floor, ceiling light point, staircase rising to first floor, personnel door to garage.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner pedestal wash hand basin with tiled splashback, push button WC, radiator, tiled flooring, extractor fan, ceiling light point.

LOUNGE

18'9" (maximum into bay window) x 10'8" (5.71m x 3.25m)

Having feature bay window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point and wiring for satellite TV.

A modern detached home situated in a popular residential location, with block paved driveway and single garage. Accommodation comprises an entrance hall with personnel door to garage, ground floor cloakroom, large open plan kitchen diner with Range cooker to be included in the sale, lounge with bay window, four well proportioned bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include enclosed garden to the rear, gas central heating and uPVC double glazing.



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OPEN PLAN KITCHEN DINER

27'0" x 11'6" (8.23m x 3.51m)

A spacious room comprising roll edge work surfaces with matching upstands, inset one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, integrated dishwasher. Rangemaster double oven and grill with warming tray, five right gas hob and further electric hob (to be included within the sale) with illuminated fume extractor above. Tiled flooring, radiator, coved cornice, ceiling recessed lighting to kitchen area and ceiling light point to dining area, obscure glazed side entrance door, two windows to the rear elevation, French doors leading to the rear garden.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13'5" (maximum) x 11'0" (maximum) (4.09m x 3.35m)

Having two windows to front elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with mirrored sliding door and hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath, electric shaver point, ceiling light point, extractor fan, obscure glazed window to front elevation.

BEDROOM TWO

12'1" (maximum into entrance area) x 12'4" (3.68m x 3.76m)

Having two windows to front elevation, radiator, ceiling light point.



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BEDROOM THREE

9' 4" x 8' 10" (2.84m x 2.69m)

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

BEDROOM FOUR

10' 2" x 10' 11" (maximum) (3.10m x 3.33m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, extended tiled splashbacks, extractor fan, ceiling light point, heated towel rail, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property has a block paved driveway which provides off road parking as well as vehicular access to the garage. There is a small lawned front garden with shrub borders.

GARAGE

16' 11" x 8' 5" (5.16m x 2.57m)

Having up and over door, served by power and lighting, personnel door through to entrance hall, plumbing for automatic washing machine, vent for tumble dryer, wall mounted Ideal gas central heating boiler.

REAR GARDEN

Being initially laid to paved patio seating area, leading to the remainder which is predominantly laid to lawn with plant and shrub borders. There is an additional paved area to the rear left hand corner of the garden providing further seating space. The garden is fully enclosed by fencing and served by external tap and lighting. The garden also houses a timber shed, which is to be included in the sale.

AGENT'S NOTE

Prospective purchasers should be aware that there is currently a charge of £19.95 per calendar month made payable to Scotts Property Management for the upkeep and maintenance of unadopted roads, walkways and communal areas and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

15082025/27426761/REY



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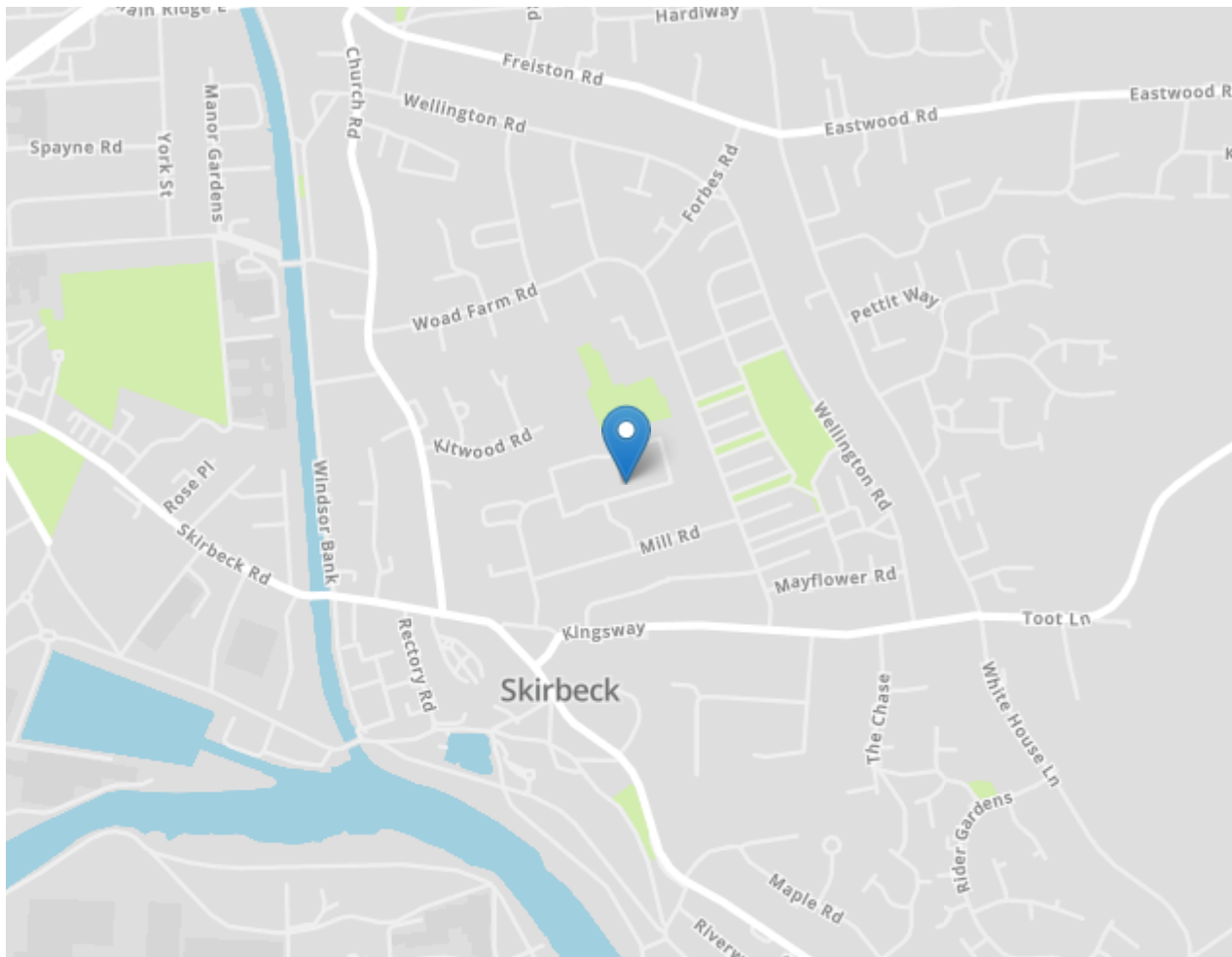
AGENT'S NOTES

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.

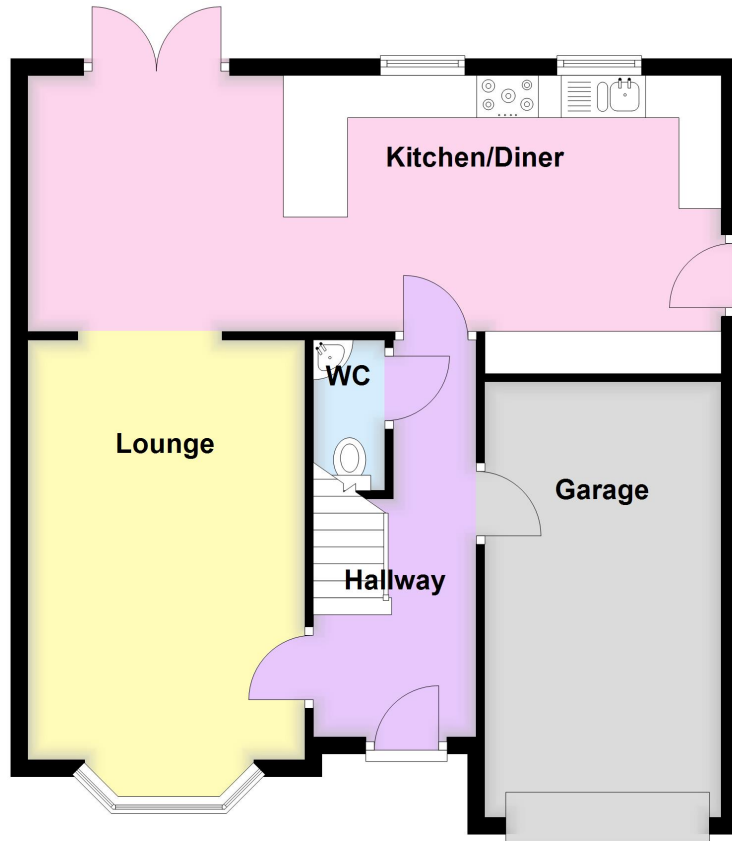
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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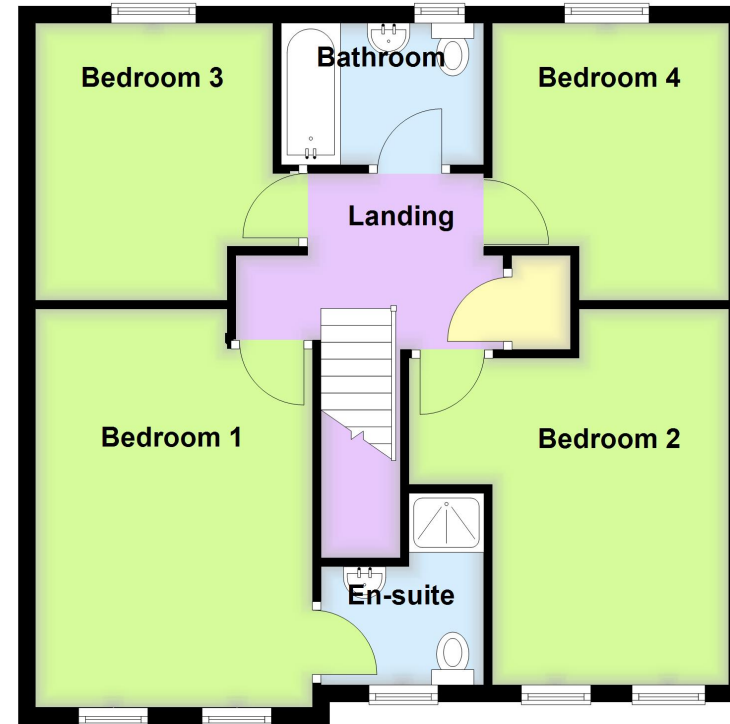
Ground Floor

Approx. 67.9 sq. metres (731.3 sq. feet)



First Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



Total area: approx. 133.0 sq. metres (1431.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	