



**£145,000**

43 Scotia Road, Fishtoft, Boston, Lincolnshire PE21 0RL

**SHARMAN BURGESS**

**43 Scotia Road, Fishtoft, Boston, Lincolnshire  
PE21 0RL  
£145,000 Freehold**

An extremely well presented two bedrooomed semi-detached property having been improved by the current Vendors during their time living at the property. Accommodation comprises a modern kitchen diner, lounge, ground floor cloakroom, two well proportioned bedrooms to the first floor and a modern fitted bathroom. Further benefits include two allocated parking spaces, enclosed approximately westerly facing rear garden, uPVC double glazing and gas central heating.

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect laminate flooring, radiator, ceiling light point.

##### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with tiled splashback, radiator, obscure glazed window to side elevation, ceiling light point, tiled floor.

##### L-SHAPED LOUNGE

14' 0" (maximum) x 13' 2" (maximum) (4.27m x 4.01m)

Having wood effect laminate flooring, window to front elevation, radiator, two ceiling light points, TV aerial point.



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#### **KITCHEN DINER**

16' 6" x 8' 10" (5.03m x 2.69m)

Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for condensing tumble dryer, integrated double oven and grill, four ring electric hob with illuminated stainless steel extractor above, integrated slimline dishwasher, radiator, two ceiling light points, tiled floor, two windows to rear elevation, rear entrance door, built-in under stairs storage cupboard with light within.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM ONE**

13' 0" (maximum into recess) x 9' 10" (maximum) (3.96m x 3.00m)

Having two windows to rear elevation, two radiators, ceiling recessed lighting.

#### **BEDROOM TWO**

16' 5" (maximum) x 9' 5" (maximum) (5.00m x 2.87m)

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



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Est 1996

#### **BATHROOM**

Being fitted with a three piece suite comprising a P-shaped bath with wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, push button WC, pedestal wash hand basin with tiled splashback, heated towel rail, electric shaver point, obscure glazed window to front elevation, ceiling light point, extractor fan.

#### **EXTERIOR**

To the front, the property has two allocated parking spaces. Paved access leads to the front entrance door. There is also an external store which houses the gas central heating boiler.

#### **REAR GARDEN**

Enjoying a pleasant, approximately westerly facing aspect and initially comprising a paved seating area, with the remainder laid to low maintenance slate. The garden is fully enclosed by fencing.

#### **SERVICES**

Mains gas, electricity, water and drainage are connected.

#### **AGENTS NOTE**

Prospective purchasers are advised that there is a service charge of £7.86 per calendar month payable to Lincolnshire Housing Partnership for the ongoing upkeep and maintenance of unadopted roads, walkways and communal areas.

#### **REFERENCE**

03022026/29940839/BRE



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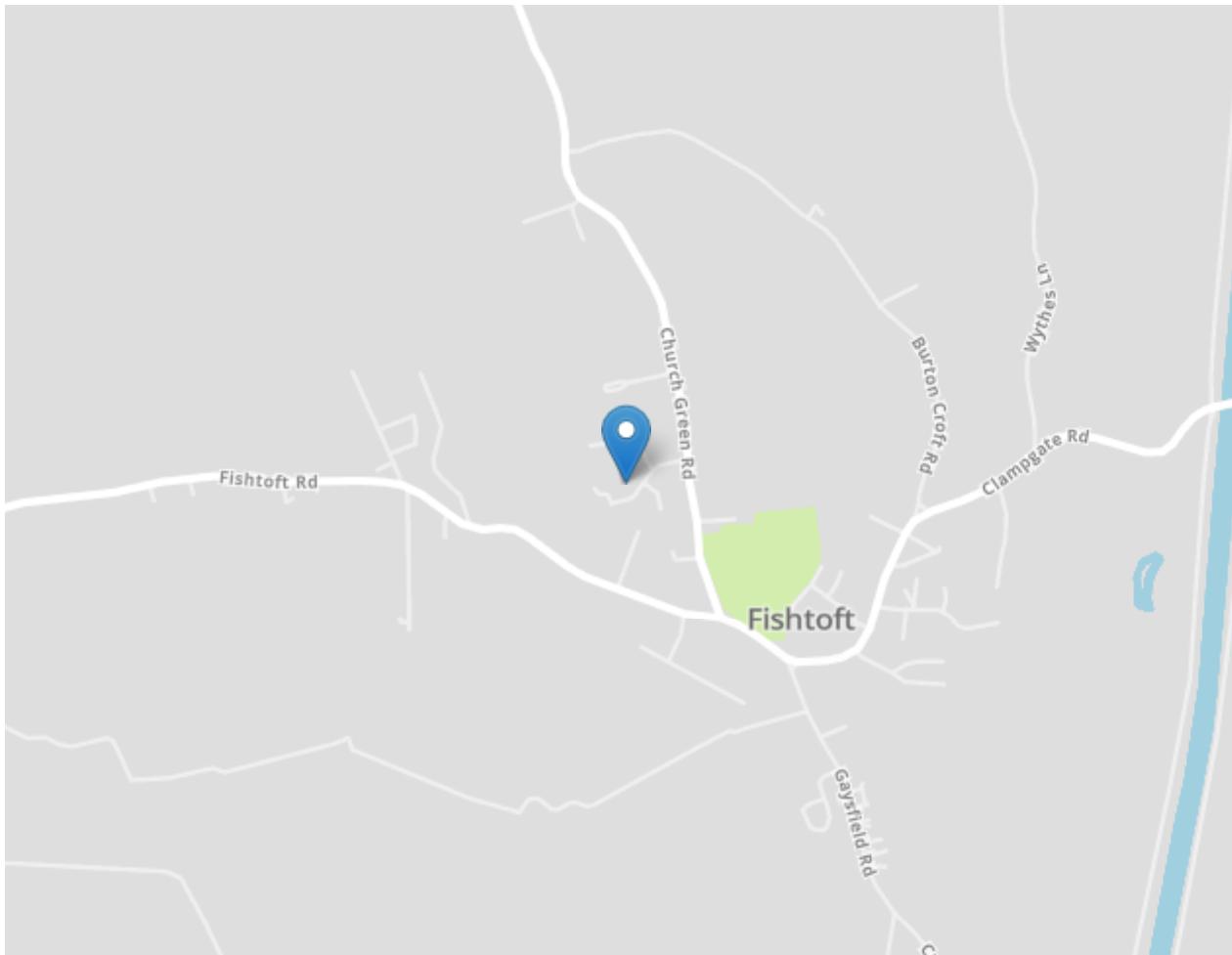
#### AGENT'S NOTES

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.

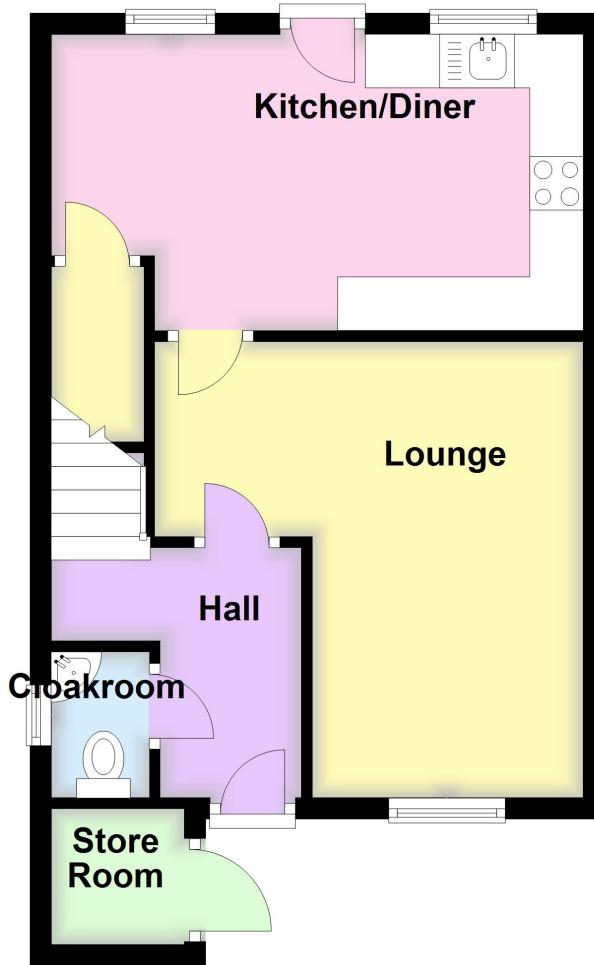
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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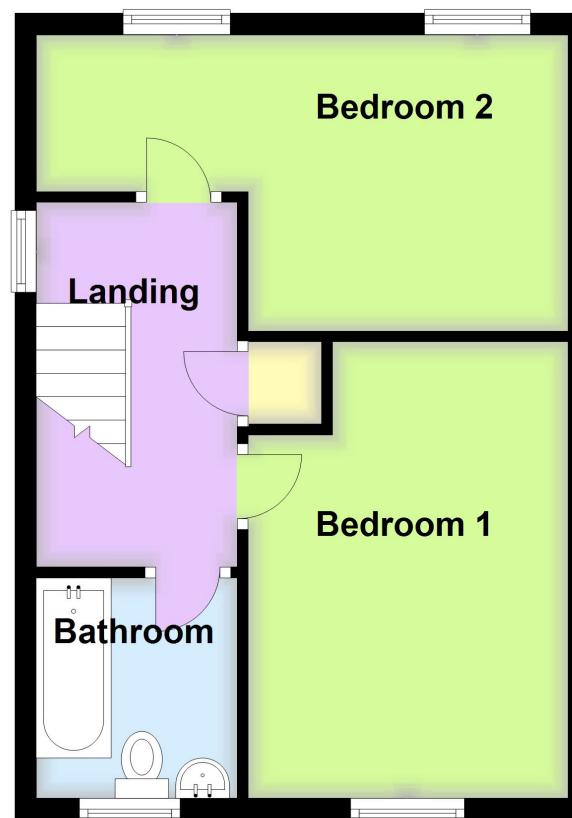
## Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.7 sq. feet)

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	
(81-91)	B		
(69-80)	C	77	
(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			