



**£159,950**

11 The Chase, Fishtoft, Boston, Lincolnshire PE21 0AT

**SHARMAN BURGESS**

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PE21 0AT  
£159,950 Freehold**

A semi detached property situated in a highly sought after cul-de-sac location. Accommodation comprises an entrance porch, modern lounge, kitchen diner, conservatory with glazed roof, two bedrooms to the first floor and a modern three piece shower room. Further benefits include gas central heating, driveway providing ample off road parking and an enclosed rear garden.

#### ACCOMMODATION

##### ENTRANCE PORCH

Having a partially obscure glazed front entrance door, coved cornice, ceiling light point, wall mounted coat hooks and a radiator. Door leading to:-

##### LOUNGE

14' 5" (maximum including staircase) x 12' 3" (4.39m x 3.73m)  
Having a window to the front aspect, radiator, coved cornice, ceiling light point, staircase leading to the first floor, TV aerial point.



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### KITCHEN DINER

12' 4" x 8' 5" (3.76m x 2.57m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, a range of wood fronted base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill with a four ring gas hob and fume extractor above, plumbing for automatic washing machine, radiator, coved cornice, two ceiling light points, window to rear aspect, wall mounted electric fuse box, concealed wall mounted Baxi gas central heating boiler.

### CONSERVATORY

11' 5" x 11' 8" (3.48m x 3.56m)

Of brick and uPVC double glazed construction with a glazed roof. Having French doors leading out into the garden. Power points, wall mounted lighting, Karndean flooring.

### STAIRS AND FIRST FLOOR LANDING

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

### BEDROOM ONE

12' 4" (maximum) x 8' 7" (maximum) (3.76m x 2.62m)

Having window to the rear aspect, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

### BEDROOM TWO

10' 9" (maximum) x 9' 3" (maximum including entrance area) (3.28m x 2.82m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.



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## SHOWER ROOM

Being fitted with a modern three piece suite comprising push button WC, wash hand basin with mixer tap and storage beneath, shower cubicle with a wall mounted Aqualisa shower within and fitted shower screen, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to the front aspect, heated towel rail, extractor fan, airing cupboard housing the hot water cylinder.

## EXTERIOR

To the front the property is approached over a dropped kerb leading to good sized gravelled driveway providing ample off road parking. There is a lawned front garden to the immediate front of the property.

The rear garden initially comprises a paved patio seating area leading to the remainder of the garden which is laid to lawn with well stocked flower and shrub borders. Within the garden is a timber storage shed (to be included within the sale) and a garden bar with glazed doors which is served with power and lighting. The garden is fully enclosed by fencing and served by outside lighting.

## SERVICES

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

## REFERENCE

23052024/27737941/GRO



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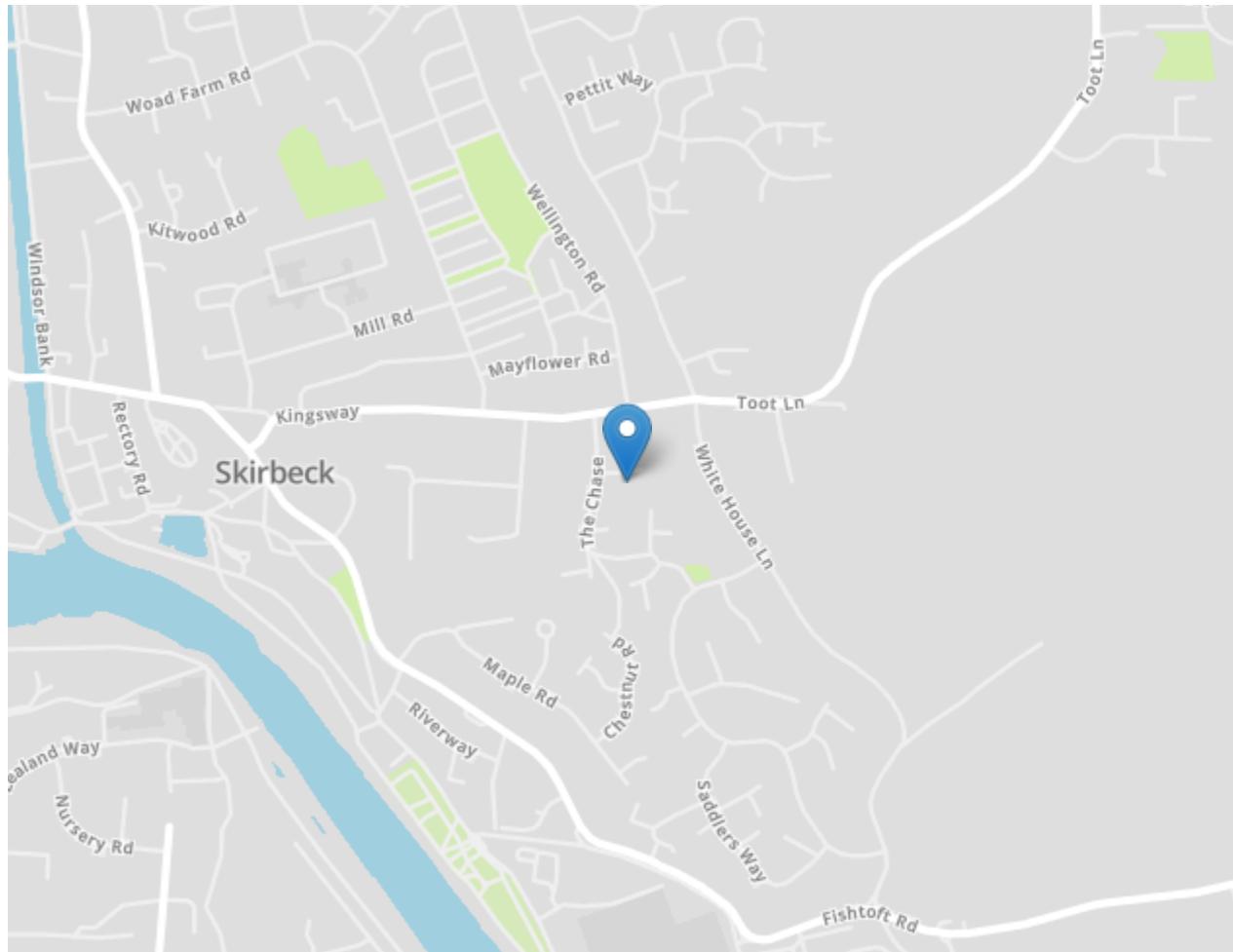
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#### AGENT'S NOTES

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.

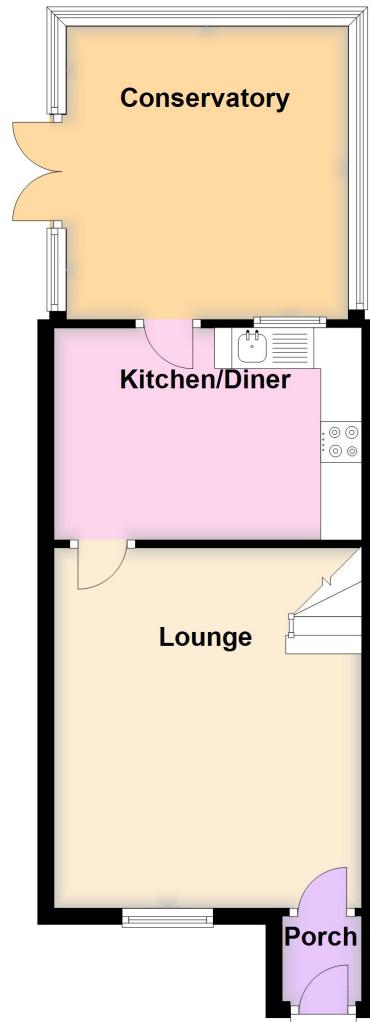
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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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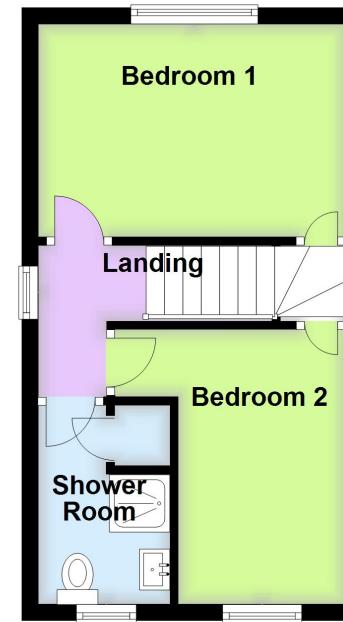
## Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 67.1 sq. metres (721.7 sq. feet)

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|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       | 89        |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       | 64        |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |