



SHARMAN
BURGESS
FOR SALE
01205 361161

£210,000

170 Woodville Road, Boston, Lincolnshire PE21 8BU

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ACCOMMODATION

ENTRANCE PORCH

With double doors to front aspect, further obscure glazed door through to: -

LOUNGE

16' 4" (maximum) x 10' 10" (maximum) (4.98m x 3.30m)
With bow window front aspect, radiator, ceiling light point, TV aerial point, wiring for satellite TV.

INNER HALLWAY

With ceiling light point, radiator, steps leading to a useable: -

A versatile detached property situated in a popular residential location, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance porch, lounge, sitting room with office area, living kitchen, family bathroom, two large double bedrooms and the advantage of an attic space which is easily accessible and also has a window to the front aspect, a radiator and a gas central heating boiler which serves the property. Further benefits include a driveway providing ample off road parking, enclosed rear garden and uPVC double glazing throughout.



SHARMAN BURGESS



ATTIC SPACE

15' 3" (maximum with reduced head height) x 13' 3" (maximum with reduced head height) (4.65m x 4.04m)

With window to front aspect, radiator, lighting, into eaves storage, wall mounted Worcester gas central heating boiler.

SITTING ROOM

11' 10" (maximum) x 9' 4" (maximum) (3.61m x 2.84m)

With two windows to side aspect, tiled flooring, coved cornice, radiator, ceiling light point with ornamental ceiling rose, archway through to: -

OFFICE AREA

With tiled flooring, ceiling light point, space for desk.

KITCHEN DINER

10' 7" (maximum) x 18' 4" (3.23m x 5.59m)

Having roll edge work surfaces with tiled splashbacks and stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for American style fridge freezer, plumbing for automatic washing machine, plumbing for dishwasher, space for Range cooker with wall mounted stainless steel fume extractor above, ceiling recessed lighting, tiled floor, radiator, double doors leading to rear garden, further door leading to driveway, window to side aspect.

BEDROOM ONE

13' 8" (maximum) x 11' 5" (maximum) (4.17m x 3.48m)

With double doors leading out to the rear, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

13' 5" (maximum) x 11' 5" (maximum) (4.09m x 3.48m)

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

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, tiled floor, fully tiled walls, obscure glazed window, heated towel rail, coved cornice, ceiling light point, extractor fan.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the large driveway which extends to the right hand side of the property and provides ample off road parking and hardstanding. There is a slate border to the front with a tree and plants set within. The driveway is served by an outside tap and lighting.

The rear garden initially comprises a paved patio seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn. To the immediate rear of the property is a sheltered raised decked seating area. The garden is fully enclosed and served by power and lighting and also houses a:-

GARDEN ROOM/BAR

19' 5" x 13' 3" (5.92m x 4.04m)

Of timber construction. Served by power and lighting. This garden room may be included within the sale depending on and subject to the negotiated purchase price.

SERVICES

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

REFERENCE

18062024/27836960/RIC



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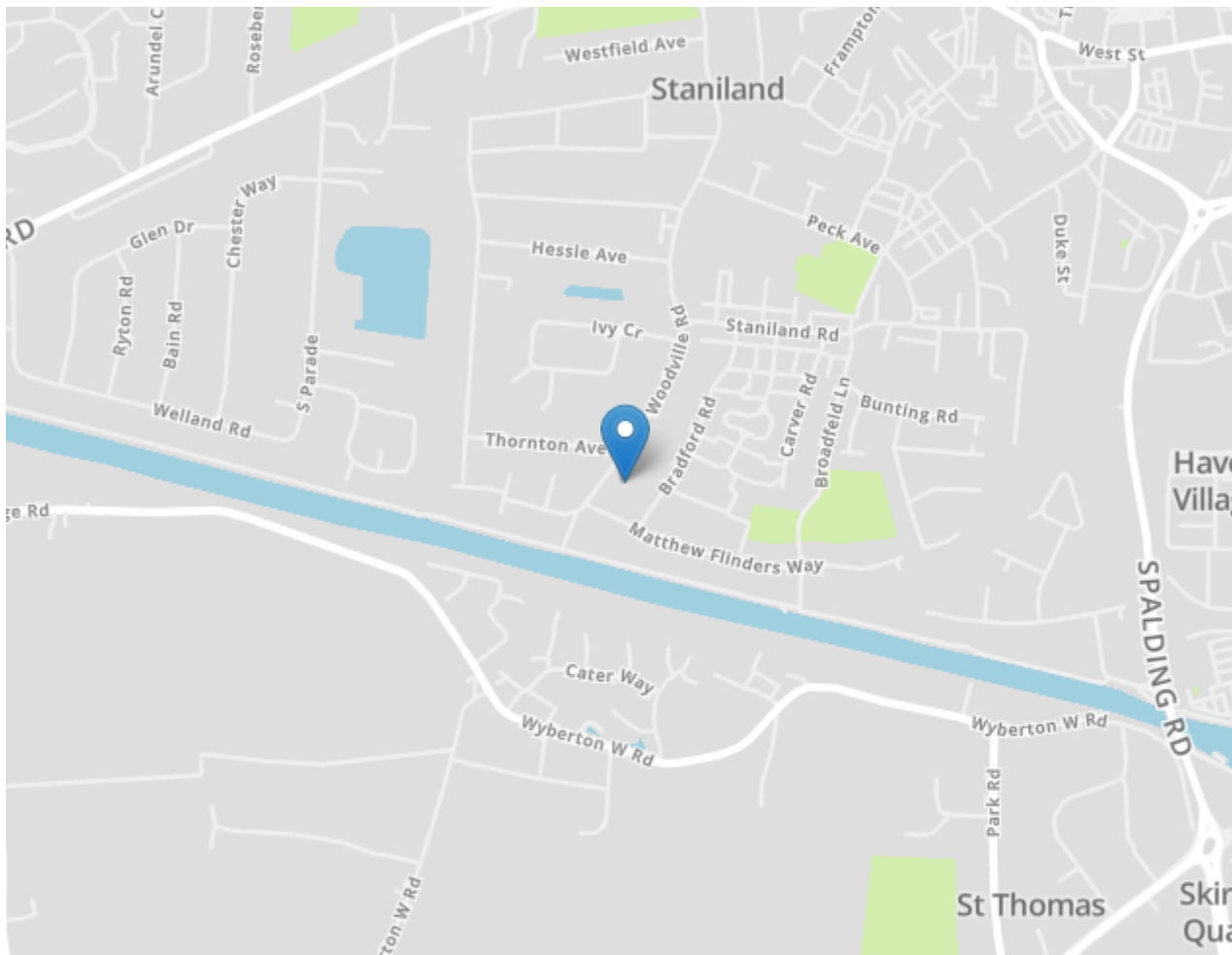
AGENT'S NOTES

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.

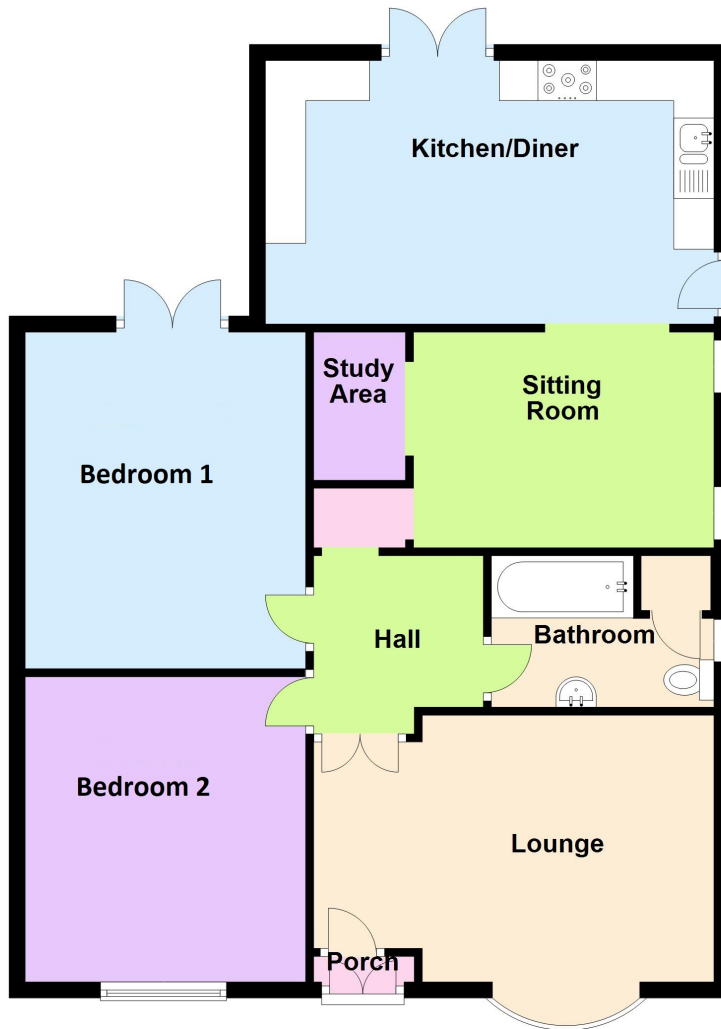
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

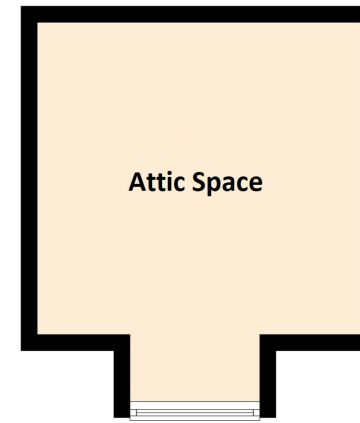


SHARMAN BURGESS

Ground Floor
Approx. 88.3 sq. metres (950.3 sq. feet)



First Floor
Approx. 17.0 sq. metres (182.6 sq. feet)



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC